



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Allocation

HEARING DATE: MARCH 1, 2012

Date: February 22, 2012
Case No.: 2011.1423B
Project Address: **Third Street between 16th and South Streets-
a.k.a. Mission Bay Blocks 29-32**
Zoning: Mission Bay South Commercial-Industrial-Retail
HZ-5 Height and Bulk District
Block/Lot: 8722/001
Project Sponsor: Ford Fish
Bay Jacaranda No. 2932, LLC
The Landmark at One Market Street, Suite 300
San Francisco, CA 94122
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to develop four new buildings as the corporate headquarters for Salesforce.com on this site with a total of approximately 1,488,996 square feet. Building 29 is a 381,086 square foot, ten-story building, approximately 152-feet in height, located along Third Street at the corner of South Street and Third Street. Building 30 is a six-story, approximately 89-foot tall building containing 334,994 square feet, situated along South Street at the corner of Terry Francois Boulevard. Building 31 is a six-to ten-story, approximately 152-foot tall building containing approximately 507,304 square feet and is located on the corner of Third and 16th Streets. Building 32 is a six-story, approximately 89-foot tall building containing approximately 265,612 square feet and is located on the corner of 16th Street and Terry Francois Boulevard. A common service tunnel accessed from a single driveway in Building 30 provides loading and service to all four buildings. In addition to office space, a large publicly accessible open space plaza, approximately 4 acres, is located in the center of the campus.

Authorization is requested for up to 1,254,551 square feet of office space, with approximately 41,363 square feet of ground floor retail, and 6,000 square feet of childcare. Specifically, office allocation is requested for 350,803 square feet of office space in Building 29; 189,920 square feet of office space in Building 30; 471,975 square feet of office space in Building 31; and 241,853 square feet of office space in Building 32. A total of 1,394 off-street parking spaces will be located on-site in an underground parking garage. 260 bicycle parking spaces will be provided throughout all four buildings at the ground floor. The project sponsor is seeking allocation of an additional 154,551 square feet of office space for this first phase.

SITE DESCRIPTION AND PRESENT USE

The site is located in the Mission Bay South Project Area, in a Commercial-Industrial Zoning District, and an HZ-5 Height District. Lot 001 in Assessor's Block 8722, also known as MBS Blocks 29,30, 31, and 32, comprise approximately 10.93 acres, and is bounded to the north by South Street, to the west by Third Street, to the south by 16th Street and to the east by Terry Francois Boulevard. The site is now vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is bounded on the east by Terry Francois Boulevard, and a future public park and the San Francisco Bay beyond. The UCSF research campus and the future UCSF Medical Center lies to the west across Third Street. Commercial and institutional buildings of similar height and scale are to the south and north. The site is served by two MUNI light rail stops at Third Street.

ENVIRONMENTAL REVIEW

The Project is an implementation action pursuant to and within the scope of the Mission Bay South Final Supplemental Environmental Impact Report (Case 96.771E), certified as adequate and complete, by the adoption of Planning Commission Motion No. 14696, on September 17, 1998.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 10, 2012	February 10, 2011	20 days
Posted Notice	20 days	February 10, 2012	February 9, 2011	21 days
Mailed Notice	10 days	February 16, 2012	February 13, 2011	17 days

PUBLIC COMMENT

- The Mission Bay Citizens Advisory Committee (CAC) reviewed the Salesforce preliminary design concepts on June 9, 2011. In August the CAC reviewed Salesforce's design refinements on the Major Phase application prior to approval by the SF Redevelopment Commission. On January 31, 2012 the CAC reviewed the schematic designs for individual buildings.
- The CAC was supportive of Salesforce's plans for active and permeable ground floor uses, and inclusion of childcare facilities. The CAC asked Salesforce to be thoughtful about where the brightest accent colors are placed, as they will be visible to the occupants of surrounding buildings, including the future UCSF Medical Center. They also asked Salesforce to be sensitive about rooftop uses, visible from Potrero Hill.
- The Planning Department has received no public comment.

ISSUES AND OTHER CONSIDERATIONS

- The Major Phase is the result of an extensive multi-month charrette process to front load the design work to arrive at shared vision.
- Redevelopment Agency staff and Planning Department staff participated in a series of two-day design charettes about the design of the headquarters to ensure that key public design goals are met.
- The Master Plan consists of an “enhanced” Major Phase application and meets all requirements of a Major Phase application, which Salesforce was required to submit per the Owner Participation Agreement (OPA) for Mission Bay South. This enhanced Major Phase addresses and codifies the land use program for the campus, overall massing requirements, a palette of materials and colors, architectural style guidelines, retail standards, conceptual landscape designs and general urban design guidelines.
- Following the Redevelopment Agency Commission approval of the Major Phase in September, Redevelopment Agency and Planning Department staff continued to collaborate with Salesforce to refine the design of buildings 29- 32.

REQUIRED COMMISSION ACTION

Approval is requested for the new project under the current application, for design review and office allocation of up to 1,254,551 square feet pursuant to Planning Code section 321 *et seq.*

BASIS FOR RECOMMENDATION

- The Project Authorization requested would promote the health, safety, and welfare of the City, and provide jobs in an appropriate Mission Bay site.
- The proposed design of the buildings is in conformity with Motion 14702 and the Mission Bay Redevelopment Plan and the Design for development for Mission Bay South.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion

Project Sponsor Submittal, including:

- Reduced Plans, Elevations, Sections, Renderings, Material Palettes

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- Transit Impact Development Fee (Admin Code)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (Eastern Neighborhoods – Sec. 327)

Planning Commission Draft Motion

HEARING DATE: MARCH 1, 2012

Date: February 22, 2012
Case No.: **2011.1423B**
Project Address: **Third Street between 16th and South Streets-
(aka Mission Bay South Blocks 29-32)**
Zoning: Commercial Industrial Retail
HZ-5 Height and Bulk District
Block/Lot: 3780/001
Project Sponsor: Ford Fish
Bay Jacaranda No. 2932, LLC
The Landmark at One Market Street, Suite 300
San Francisco, CA 94122
Staff Contact: David Winslow – (415) 575-9759
david.winslow@sfgov.org

ADOPTING FINDINGS PURSUANT TO PLANNING COMMISSION RESOLUTION _____ RELATING TO DESIGN APPROVAL FOR FOUR NEW BUILDINGS, WITH A TOTAL OF APPROXIMATELY 1,488,996 GROSS SQUARE FEET, ALSO CONTAINING APPROXIMATELY 41,363 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AND 1,394 OFF-STREET PARKING SPACES, AND TO PROJECT AUTHORIZATION UNDER THE 2011-2012 ANNUAL OFFICE LIMITATION PROGRAM PURSUANT TO RESOLUTION 14702 AND TO SECTIONS 321 AND 322 OF THE PLANNING CODE, FOR A DEVELOPMENT CONTAINING UP TO 1,254,551 SQUARE FEET (GROSS FLOOR AREA) OFFICE SPACE, LOCATED AT THIRD STREET ON ASSESSOR'S BLOCK 8722, LOT 001, A.K.A. MISSION BAY SOUTH BLOCKS 29, 30, 31 and 32 IN THE MISSION BAY SOUTH REDEVELOPMENT AREA, A COMMERCIAL-INDUSTRIAL-RETAIL ZONING DISTRICT, AND AN HZ-5 HEIGHT DISTRICT.

PREAMBLE

On December 20, 2011, Ford Fish, of Bay Jacaranda No 2932, LLC, (hereinafter "Project Sponsor") filed Application No. 2011.1423B with the City and County of San Francisco Planning Department ("Department") for design approval and project authorization pursuant to Resolution 14702 and Planning Code Section 321, for construction of 1,254,551 square feet of office space at Mission Bay South Blocks 29, 30, 31, and 32, as further described below ("Project").

In November 2010, Salesforce purchased 14 acres of land in the Mission Bay South Redevelopment Area to build a new corporate headquarters. The purchased property consists of eight vacant parcels: the undeveloped portions of Blocks 26 and 27 and all of Blocks 29 through 34. The land was purchased from Alexandria Real Estate Equities, (ARE) who had previously purchased the parcels from FOCIL-MB, the Mission Bay master developer.

On November 1 2010, ARE transferred the Mission Bay South Development Blocks 33 and 34 to the sponsor. No office space authorization was transferred with these properties. On November 1 2010, ARE transferred 677,020 square feet of office space authorization, along with the Mission Bay South Development Blocks 29, 30, 31, and 32, to the sponsor.

On November 1 2010, ARE transferred lot 1, Block 26 and lot 1, Block 27 of the Mission Bay South Development to the sponsor. 422,980 square feet of office space authorization was transferred with these properties.

Blocks 29 - 32 will cumulatively occupy 1,254,551 square feet of office space and will require an additional 154,551 square feet of office space authorization and allocation.

In accordance with the Owner Participation Agreement (“OPA”) for Mission Bay South, Salesforce submitted a Major Phase application for Block 26 (Parcel 1), Block 27 (Parcel 1) and Blocks 29 – 34. A Major Phase Application for Blocks 27, (lot 001), 28 (lot 001), 29, 30, 31, 32, 33, and 34 was approved by the Redevelopment Agency Commission in September 20, 2011. The final Schematic Design for Blocks 29-32 was approved by the Redevelopment Commission on January 31, 2012.

On September 17, 1998, by Resolution No. 14702, the Planning Commission (hereinafter "Commission") determined that the Mission Bay South Redevelopment Plan (“MBS Plan”) provides for a type, intensity, and location of development that is consistent with the overall goals, objectives, and policies of the General Plan, as well as the Eight Priority Policies of Section 101.1(b) of the Planning Code (“Code”).

Under that Resolution, the Commission also determined that the office development contemplated in the MBS Plan in particular promotes the public welfare, convenience and necessity, and therefore, that the determination required pursuant to Section 321 *et seq.* of the Code for office development shall be deemed to have been made for all specific office development projects undertaken pursuant to the MBS plan.

Further, the Commission considered under Resolution 14702 the guidelines set forth in Section 321(b)(3)(A)-(G) and determined that the apportionment of office space over the anticipated 30-year build-out of the South Plan Area will remain within the limits set by Section 321, and will maintain a balance among economic growth, housing, transportation, and public services, pursuant to terms of the MBS Plan and Plan Documents, which provide for the appropriate construction and provision of housing, roadways, transit, and all other necessary public services in accordance with the Infrastructure Plan (as defined in the MBS Plan Documents).

In its consideration of Resolution 14702, the Commission reviewed the design guidelines of the MBS Plan Area, as set forth in the MBS Design for Development Document (“D for D”) and determined that the standards and guidelines in the D for D will ensure the design quality of any proposed office development. The Commission resolved to review and approve the designs of specific office developments in the Plan Area using the D for D guidelines and standards, when such proposals would be subject to the provisions of Section 321 *et seq.*, to confirm that said development is consistent with the findings set forth in Resolution 14702.

The Commission further resolved that, upon confirming that a specific development is consistent with the findings set forth in Resolution 14702, the Commission would issue a project authorization for that

development.

The development of office space is an element of the MBS Plan, which, among other things, provides for: “Strengthening the economic base of the Plan Area and the community by strengthening retail and other commercial functions in the Plan Area through the addition of approximately 335,000 leasable square feet of retail space ... and about 5,953,600 leasable square feet of mixed office, research and development and light manufacturing uses”.

The Agency and the Planning Department, together acting as co-lead agencies for conducting environmental review for the Plan, and other permits, approvals and related and collateral actions (the “Project”), prepared and certified a Final Subsequent Environmental Impact Report (the “FSEIR”). The Agency certified the FSEIR for the Project on September 17, 1998 by Resolution No. 182-98. Also on September 17, 1998 by Resolution No.183-98, the Agency adopted environmental findings (and a statement of overriding considerations, that the unavoidable negative impacts of the Project are acceptable because the economic, social, legal, technological and other benefits of the Project outweigh the negative impacts on the environment) pursuant to the California Environmental Quality Act (“CEQA”) and State Guidelines in connection with the approval of the MBS Plan and other Project approvals. The Planning Commission certified the FSEIR by Resolution No. 14696 on the same date. On October 19, 1998, the Board of Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the Agency, and by Resolution No. 854-98 adopting environmental findings (and a statement of overriding considerations).

Pursuant to the California Public Resources Code (PRC) Section 21090 and Section 15180 of the State CEQA Guidelines, all public and private activities or undertakings pursuant to, or in furtherance of a redevelopment plan constitute a single project, and the FSEIR on the Redevelopment Plan shall be treated as a program EIR with no subsequent EIRs required for individual components of the Redevelopment Plan because events specified in PRC Section 21166 and State CEQA Guidelines Sections 15162 or 15163 have not occurred. Specifically, no substantial changes in the Project, no substantial changes in the circumstances under which the Project is being undertaken, and no new information has become available that would cause new significant environmental impacts. Also, no mitigation measures or alternatives previously found to be infeasible have been found to be feasible, and no different mitigation measures or alternatives that would substantially reduce one or more significant effects of the Project have been identified. The project Authorization for Case 2001.1423B, MBS Blocks 29, 30, 31, and 32 (“Implementing Action”), is an undertaking pursuant to and in furtherance of the Plan pursuant to CEQA Guidelines Section 15180.

As part of its actions in establishing the Mission Bay Redevelopment Project Areas on September 17, 1998, the Redevelopment and Planning Commissions certified the Mission Bay FSEIR, adopted CEQA findings, approved a series of mitigation measures, and established a comprehensive system for mitigation monitoring. The Board of Supervisors and various City departments adopted similar findings and mitigation monitoring plans. This FSEIR includes by reference eight (8) addenda.

Copies of the full four-volume FSEIR were distributed to the Commission prior to the 1998 certification and adoption of the environmental findings, and have subsequently been made available to members of the Commission. The addenda have also been made available to the members of the Commission. Additional copies of the FSEIR and addenda will be delivered to the members of the Commission upon request, and are also available for review at the Agency’s offices.

Agency staff has reviewed the Combined Basic Concept and Schematic Designs submitted for Blocks 29-32 and has considered and reviewed the FSEIR and addenda. Staff finds the Combined Basic Concept and Schematic Designs to be within the scope of the project analyzed in the FSEIR and subsequent

addenda and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180, 15162, and 15163.

On March 1, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2011.1423B.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, That the Commission hereby approves the project design and authorizes the office space allocation pursuant to Section 321 *et seq.* as requested by Case 2011.1423B, subject to these findings and the conditions contained in Exhibit A, attached hereto and incorporated herein by reference, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The Redevelopment Agency of the City and County of San Francisco (the "Agency") is implementing the MBS Plan pursuant to and in accordance with Community Redevelopment Law of the State of California.
3. **Site Description and Present Use.** The site is located in the Mission Bay South Project Area, in a Commercial-Industrial Zoning District, and an HZ-5 Height District. Lot 001 in Assessor's Block 8722, also known as MBS Blocks 29, 30, 31, and 32, comprise approximately 10.93 acres, and is bounded to the north by South Street, to the west by Third Street, to the south by 16th Street and to the east by Terry Francois Boulevard.
4. **Surrounding Properties and Neighborhood.** The project site is bounded on the east by Terry Francois Boulevard, and a future public park and the San Francisco Bay beyond. The UCSF research campus and the future UCSF Medical Center lies to the west across Third Street. Commercial and institutional buildings of similar height and scale are to the south and north. The site is served by two MUNI light rail stops at Third Street.
5. **Project Description.** The proposal is to develop four new buildings on this site as the corporate headquarters for Salesforce.com with a total of approximately 1,488,996 square feet. Building 29 is a 381,086 square foot, ten-story building, approximately 152-feet in height, located along Third Street at the corner of South Street and Third Street. Building 30 is a six-story, approximately 89-foot tall building containing 334,994 square feet, situated along South Street at the corner of Terry Francois Boulevard. Building 31 is a six-to ten-story, approximately 152-foot tall building containing approximately 507,304 square feet and is located on the corner of Third and 16th Streets. Building 32 is a six-story, approximately 89-foot tall building containing approximately 265,612 square feet and is located on the corner of 16th Street and Terry Francois Boulevard. A common service tunnel accessed from a single driveway in Building 30 provides loading and

service to all four buildings. In addition to office space, a large publicly accessible open space plaza, approximately 4 acres, is located in the center of the campus.

Authorization is requested for up to 1,254,551 square feet of office, with approximately 41,363 square feet of ground floor retail, and 6,000 square feet of childcare. Specifically, office allocation is requested for 350,803 square feet of office space in Building 29; 189,920 square feet of office space in Building 30; 471,975 square feet of office space in Building 31; and 241,853 square feet of office space in Building 32. A total of 1,394 off-street parking spaces will be located on-site in an underground parking garage. 260 bicycle parking spaces will be provided throughout all four buildings at the ground floor. The project sponsor is seeking allocation of an additional 154,551 square feet of office space for this first phase.

The project is proposed to meet the office workforce needs of Salesforce.com

6. **Public Comment.** The Mission Bay Citizens Advisory Committee (CAC) reviewed the Salesforce preliminary design concepts on June 9, 2011. In August the CAC reviewed Salesforce's design refinements on the Major Phase application prior to approval by the SF Redevelopment Commission. All future schematic designs for individual buildings will be brought to the CAC for review and input.

The CAC was supportive of Salesforce's plans for active and permeable ground floor uses, and inclusion of childcare facilities. The CAC asked Salesforce to be thoughtful about where the brightest accent colors are placed, as they will be visible to the occupants of surrounding buildings, including the future UCSF Medical Center. They also asked Salesforce to be sensitive about rooftop uses, visible from Potrero Hill.

The Planning Department has received no public comment.

7. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:

1. Section 321- Available Allocation: Consistent with Section 304.11 of the MBS Redevelopment Plan and Planning Code Sections 320 through 325, approval of the office development of MBS Blocks 29-32 would not exceed the annual limitation contained in Planning Code Section 321.

At present, the unassigned large office allocation (for projects equal to or greater than 50,000 square feet in area) is 3,831,349 square feet. Upon authorization of the subject project for 154,551 square feet, 3,676,798 square feet would be available for allocation to pending and future office projects this year.

2. Section 321- Approval Criteria: Pursuant to Resolution 14702, the Commission is charged with determining whether the Project conforms to applicable standards in the D for D Document, which supersedes the criteria set forth in Section 321 and other provisions of the Code except as provided in the MBS Plan. The proposed Project meets the MBS Redevelopment Plan and the D for D Document standards and guidelines as described below in findings 6 and 7, respectively:
3. Mission Bay South Design for Development Standards

The Mission Bay South (MBS) Design for Development Document is a companion document to the Mission Bay South Redevelopment Plan. It contains Design Standards and Design Guidelines, which apply to all development within the MBS Plan Area. With the adoption of the MBS Redevelopment

Plan and the Design for Development Document (D for D), those documents supersede the San Francisco Planning Code in its entirety, except as otherwise provided in the MBS Redevelopment Plan.

The proposed Project meets the MBS Redevelopment Plan and D for D Document standards and guidelines as described below.

In MBS plans for the development of buildings are preceded by the approval of a Major Phase, which generally covers one or several MBS blocks and in which such items as the general appearance, site planning (program of uses, estimated: range of development density, parking, loading, square footage of each use and schedule for development, utilities, transit, vehicular, pedestrian and bicycle circulation, open space, private and public) and streetscape are considered. Any major phase should also meet the MBS Redevelopment Plan and D for D standards and guidelines.

Standards

A. Land Use

Blocks 29-32, as shown in Attachment x of the MBS Redevelopment Plan, "Redevelopment Land Use Map", are within a designated Commercial Industrial Retail District.

Plans for development of Blocks 29- 32 indicate that the intended use would be office and retail with associated parking, which are permitted uses in that District (Section 302.4 of the MBS Redevelopment Plan).

B. Height

According to Map 4 of the MBS D for D, Blocks 29, 30, 31, and 32 are within Height Zone-5 (HZ-5), which has the following development controls:

- Base Height: 90'
- ⊙ Base Height Coverage: 93% of HZ-5
- Tower Height: 160'
- Tower Height Coverage: 7% of HZ-5
- Location of Towers: No tower permitted in Blocks 26a, 28, 30, 32, 34 & X4.
- Corners: No intersection to allow more than 2 towers within 50' of the corner.
- Tower Separation: 100'
- Orientation: Towers along 3rd Street not to exceed 160'
- Mechanical Equipment: Exempt from the Height limitation.
The exemption is limited to the top 36' (20' for a mechanical penthouse, 16 for top of a ventilator stack) of such features where the height limit is more than 65'.

The proposed development of Blocks 29-32 consists of four buildings; the maximum height of each building would be: Buildings 29 and 31= 152'; Buildings 30 and 32= 90'. The proposed coverage is consistent with the percentages for Base Height and Tower Height coverage determined in the Major Phase Application. The proposal complies with the number, location, orientation and separation of towers as required in the D for D. Mechanical equipment would be located on the roof and screened from view, the maximum height of the proposed screens would be 12' for all Buildings.

C. Bulk

Bulk controls apply above 90' and include the following standards:

- Maximum Plan Length: 200'
- Maximum Floor Plane: 20,000 square feet

Buildings 29 and 31 are subject to Bulk requirements; their maximum plan length, as shown on plans would be 184' feet, and the maximum floor planes would be 18,042 square feet, and 16,880 square feet respectively.

D. Setbacks

- Required Setbacks: 5' setback on east side of Third Street; 20' setback at 16th Street.

The development of Blocks 29-32 proposes a 5' setback along Third Street and a 20' landscaped setback that includes a jogging path along 16th Street.

E. Coverage and Streetwall

In Commercial Industrial Retail Districts the D for D Document sets forth the following requirements:

Coverage: Non Applicable.

Streetwall:

- ⊙ Minimum Length: Minimum 70% of block frontage length along primary streets required (Third Street and 16th Street are considered primary streets, (70% refers to the total measurement from street to street with exceptions for pedestrian walkways).
- ⊙ Minimum Height: 15'
- ⊙ Maximum Height: Height no to exceed 90' (except for mid-rise and towers).
- ⊙ Corner Zone Conditions: At all intersections along primary streets, build to streetwall at all corners for a distance of 50'. Height of buildings at the corners to be no less than 15'.
- ⊙ Projections: Architectural projections over a street, alley, park or plaza shall provide a minimum of 8' of vertical clearance over the sidewalk or other surface above which they are situated.

The application for Planning Code Section 321 (b) determination for development of Blocks 29, 30, 31, and 32 indicates the minimum length of streetwall would be 77.5% along the Third Street frontage, and approximately 99.6% along the 16th Street frontage; the minimum streetwall height would be approximately 60' along Third Street, and the maximum streetwall height to be 152'. The proposed building would also comply with the applicable requirements for Corner Zone Conditions, with an open space with entries that serves retail that exempts from the street wall at the corner of Third and 16th Streets.

F. Sunlight Access to Open Space

As the MBS D for D Document indicates, additional shadow analysis will not be required unless, as part of a specific project application, the project applicant seeks a variance from the standards determining the shape and location of buildings.

No exception is required as part of this application.

G. Wind Analysis

The MBS D for D Document indicates that wind review will be required for all projects that include buildings over 100' in height. The height of the proposed building would be 160'.

A Pedestrian Wind Study was prepared by RWDI, Consulting Engineers and Scientists for this Site. The Study considered the entire Major Phase of development proposed in the application. The final Report, dated January 11, 2012 concludes that wind conditions at grade, around the development, were predicted to be comfortable for walking year-around.

The study indicates that wind speeds and duration of windy conditions would meet the criteria for pedestrian comfort provided in Section 148 of the Planning Code. The report indicated that the large majority of the site has excellent wind comfort and thermal comfort conditions. The report included analysis of landscape design such as tree windbreaks and tree groves, as well as architectural elements, such as canopies and windscreens to improve wind comfort at the Town Square.

H. View Corridors

View corridors follow street alignments and are based on the following principles: to preserve orientation and visual linkages to the Bay, as well as vistas to hills, the Bay Bridge and downtown skyline; to preserve orientation and visual linkages that provide a sense of place within Mission Bay. No building or portion thereof shall block a view corridor.

The proposed development of Blocks 29-32 does not block any view corridors as defined above. A pedestrian bridge would connect buildings 32 and 31 near 16th Street and encroach into the view corridor established by the north-south vara, but because of its location and minimal visibility would still preserve the view corridor. The existing building to the south of the site already blocks this view corridor. The one-story bridge would span the vara at the fourth floor and would be approximately 10' wide.

I. Parking

The number of off-street parking spaces required and/or allowed for uses within MBS, as indicated in the MBS D for D are the following:

- ⊙ Office: Maximum and minimum, one space for each 1,000 square feet of gross floor area.
- ⊙ Retail: Maximum, one space for every 500 square feet of gross floor area for up to 20,000 square feet.

- ⊙ Restaurant: maximum 1 Stall per 200 square feet of gross floor area.
- ⊙ Bicycle Parking: One secure bicycle parking space must be provided for every 20 vehicular parking spaces or fraction thereof.

Based on the gross square footage indicated on the application for Planning Code Section 321 (b) determination for development of Blocks 29- 32, the maximum number of allowable parking spaces required would be: Retail (6,334 square feet) 13 parking spaces; Restaurant (41,836) 208 parking spaces; Office uses (1,173,045 square feet) 1,173 parking spaces, for a total of 1,394 vehicular parking spaces. As proposed, all parking would be screened from view. Based on the above, 70 bicycle parking spaces are required. A total of 260 bicycle parking spaces are proposed.

J. Loading

The number of loading spaces required and/or allowed for uses within MBS, provided per gross square feet, as indicated in the MBS D for D are the following:

- ⊙ Retail: One space for retail uses between 10,001 and 60,000 square feet.
- ⊙ Commercial: Two spaces for commercial uses between 200,001 and 500,000 square feet.
- ⊙ Dimensions: At least 10' wide, 35' long and 14' high.

Based on those ratios, the total number of loading spaces would be ten: two loading spaces for Block 29; two serving Block 30; three serving block 31; and 2 serving block 32 are provided, However, because of the shared service tunnel access and the ability to share loading spaces it was determined by Agency Staff that the nine spaces provided would satisfy the requirements indicated in the D for D Document.

4. Mission Bay South Design for Development Design Guidelines

The Applicable Design Guidelines are: **Commercial Industrial Guidelines.**

1. Block Development

A. View Corridors

“View corridors are defined by the Mission Bay street grid. No building or portion thereof shall block a view corridor established by that grid of streets and dedicated right-of-ways”.

The proposed development of Blocks 29-32 does not block any view corridors as defined above.

B. OPEN SPACES

“Encourage the development of publicly-accessible open spaces at ground level. Where feasible, design these open spaces in relation to local-serving retail such as cafes and to the public open space network”.

The development of Blocks 29-32 contemplates the development of nearly 4 acres of a publicly accessible private open space network which includes two major open spaces at the intersection of the vara easements and a series of smaller, interconnected open spaces and plazas for different activities, with strong relationships to the pedestrian circulation, retail uses, building entrances, sun access, wind and potential views towards the Bay.

This is achieved through changes in level, planting of trees (evergreen and deciduous), ground covers, water features, furniture and public art all of which enhance the scale, add visual interest and create vantage points to see the Bay. The Town Square will be at the center of the campus and is intended to be a gathering place for the public as well as Salesforce employees. It will contain seating, farmer's markets, outdoor café space, art work and other programming. The open space organizes the site with respect to views, way-finding, and connections to Mission Bay, the Bay and downtown, breaks the scale of the blocks, and provides a chance for the general public to interact with the site.

Several key elements will help define the open space and Town Square. There will be two pavilions that will serve as sculptural elements in the space. The pavilions will include retail, meeting spaces and other uses to help activate the open space. One of the pavilions will be designed by local or international artists to create architectural variety and interest. The second pavilion, located adjacent to the building on Block 31, will be designed by Legorreta + Legorreta in the same architectural vocabulary as the campus and will support an outdoor electronic screen. The screen will provide public programming, such as baseball games or movies, to help activate the central open space. The Redevelopment Successor Agency will establish operational controls and requirements on the electronic screen during later design phases. Retail space is located throughout the open space to help activate the open space.

A common thread that runs through the landscaping of the open spaces will include various water features that lead from 3rd Street to Terry Francois Blvd, -the visual axis to the Bay – fountains, runnels, a large vernal pool that will expand and contract, depending on the season or use in the center, terminating in a wetlands mazes that celebrate and connect the space to the Bay.

C. Pedestrian Walkways

*“Walkways are encouraged to enhance the pedestrian experience in the Commercial Industrial area”.
“Walkways to mid-block open spaces or courtyard are encouraged”.*

Blocks 29-32 are bisected by two publicly accessible pedestrian easements or varas: the north-south vara running from 16th Street to South Street; and an east-west vara, an emergency access and pedestrian easement, running from Terry Francois Boulevard to the Mission Bay UCSF Campus. The pedestrian experience created by these private, pedestrian-oriented streets would be enhanced through their relation to a series of plazas and open spaces that create a variety of uses and sequence of public open spaces. The east-west vara leads from the Third Street Muni stop through the site to the waterfront park. The north-south vara connects Mission Bay to views of downtown.

2. Street Frontage

A. Streetwall

“Commercial areas in San Francisco are noted for streets with buildings at the property line where there is little or no space between the buildings. This historical pattern of development gives San Francisco its intense urban quality and should be a model for Mission Bay development. Commercial Industrial Buildings shall be continuous at the property line on streets, except for occasional breaks in the streetwall”.

“Setbacks up to 10' from the property line are allowed within a continuous streetwall”.

“Variations from the streetwall are allowed to create open space, pedestrian circulation space, mid-block lanes and landscaping areas”.

The majority of the building facades at ground level would be built to the property or setback line. Breaks in the street wall occur where open space is created. Building 29 is set back 72'-6" from Third Street to establish an entry plaza to the Salesforce campus. Building 31 presents a small break at the corner of Third Street and 16th Street at ground level that would accentuate the entrances to retail spaces. The solid street wall logically erodes along the building faces at Terry Francois Boulevard where the intent is to expand the public open space to face the Bayfront Park and the Bay. Access to the main building entrances are recessed from the streetwall at multiple points around the perimeter, and are sized proportionally to maintain the intent of holding a strong street wall

This approach would be consistent with the traditional development pattern that gives San Francisco an intense urban quality, as sought by the Design Guidelines.

B. Streetwall Height

“Within high density commercial areas of San Francisco such as downtown and South of Market, a typical ratio of street width to streetwall height is approximately 1: 1.25”.”The building-street relationship in Mission Bay Commercial Industrial areas should reflect this city pattern”.

Along Third Street, the relation of streetwall height to the width of the Street (except for the tower portion) would not exceed the typical ratio found in the high density commercial areas of San Francisco.

C. Pedestrian Scale

“Office and other commercial buildings are encouraged to be active and to incorporate visually interesting details and/or decoration into the design of the building base”.

“Large scale city-serving retail development should attempt to maintain an inviting pedestrian experience on the street. Street level frontage, where feasible, should be primarily devoted to entrances, shop windows, displays and other visually interesting features”. “An attempt should be made to maintain a continuous block façade line consistent with block development throughout Mission Bay”.

Plans for the development of Block 31 show, along Third Street, approximately 9,740 square feet of retail space and along 16th Street.. Along 16th Street the plans indicate the intended use to be offices with a publically accessible lobby that allow access through to the central plaza. The scale of ground floor is modulated by a rhythm of columns and glazing and recesses at entries.

The ceiling height of the ground floor would be approximately 15', which would establish an inviting pedestrian scale. A large proportion of the Third Street ground floor would be devoted to shop windows and entrances to retail. The 16' high storefront openings are designed as wide, recessed openings with 6' high signage band spandrels above the 10' high clear glazed shop windows and entrances. The signage bands would further accentuate the height of the retail spaces. This treatment would wrap around 16th Street to express the corresponding portion of retail. The intended use of the ground floor is offices and a lobby. Contrasting the storefront are narrow vertical sections of curtain wall that uses clear vision glass and colored back panels as shadow boxes at the structural slabs. Landscaping plans indicate that a portion of the setback would accommodate planting areas which with different treatments would add visual interest and enhance the pedestrian experience.

Pedestrian scale is also taken into account in the design of all four of the building façades that face the north-south vara, which is unified by stone walls perforated with deep punched recesses and openings with awnings at the ground level.

D. Curb Cuts

“In order to preserve the continuity and quality of the pedestrian environment, curb cuts for parking and service uses are strongly discouraged along Third Street”.

No curb cut is proposed along Third Street or 16th Street. The preservation, continuity and quality of the pedestrian environment would be further enhanced with the centralization of all the service operations in the basement and accessed by a service tunnel accessible from South Street.

3. Building Height and Form

A. Height Locations

“The predominant commercial height zone in Mission Bay allows buildings to a maximum of 90’ high. Buildings up to 160’ high may be constructed within a percentage of the developable area of each height zone as indicated in the Design Standards”.

The proposed development of Blocks 29-32 consists of four buildings, Building 29 and 31, which will raise to a height of 152’ and which would be within the percentage of developable area for Height Zone 5 (HZ-5), and Buildings 30 and 32 which will raise to 90’. The placement of the different buildings heights within the site takes into account the proximity to parks, the shoreline, views and potential towers in the neighboring blocks.

B. Skyline Character

“Skyline character is a significant component of the overall urban composition that is San Francisco and the guidelines encourage development which will complement the existing city pattern and result in new, attractive view element as seen from vantage points”.

The building massing proposed for the development of Block 29-32 is consistent with the existing city pattern of low buildings near the waterfront, which contributes to the gradual tapering of heights from the hilltops to the water that is characteristic of San Francisco and allows views to the Bay. The stepped and generally horizontal massing is punctuated a variety of building heights including towers and tall, slender architectural features, such as the 182’ high campanile and two freestanding pylons that rise to 165’ high. Additionally, the upper two floors of the office building blocks are stepped back and treated with clear glazing, capped with an overhanging roof to further sculpt and de-materialize and their form.

C. Building Base

“For pedestrians, the character of the building base is important in establishing a comfortable scale and environment and should be designed to achieve this”. “Variety at street level for pedestrian scale can be achieved through the use of design features such as stairs, entries, expressed structural elements, arcades, projections, rusticated materials and landscaping”.

The base of the four buildings would offer variety at street level. Each building interacts with, and creates variety at the street level using several techniques: recessed entry lobbies, transparent commercial storefronts, transparent ground floor offices, landscaping, terraces and strong sculpted building forms.

D. Roofscape

“Recognizing that Mission Bay building roofs may be visible from higher surrounding locations, they should be designed consistent with the distinctive architecture of the building”. “Roofs should use non-reflective, low intensity colors”. “Mechanical equipment should be organized and designed as a component of the roofscape and not appear to be a leftover or add-on element. Mechanical equipment should be screened as provided in the Design Standards”.

The roofscape of all four buildings are intentionally designed with occupied landscaped terraces, painted metal cabanas, and mechanical equipment enclosures designed to complement the overall exterior expression of each building. The plans for the proposed development indicate that mechanical equipment, stairs, and elevator penthouses would be organized and screened from view within a single louvered screen enclosure which would in turn support photovoltaic panels. The supporting structure for the photovoltaic would be painted with the accent color of each building. The stepback areas of the buildings, which would be visible from other tall buildings, are proposed as green roofs. The roof deck parking in Building 30 will be screened by full height terra cotta screens and a shade canopy. A portion of the roof of Building 30 will include a roof top pool screened by a full story purple lattice structure filled in with clear glazing.

4. Architectural Details

A. Visual Interest

“To mitigate the scale of development and create pedestrian friendly environment, building massing should be modulated and articulated to create interest and visual variety”.

The composition of the buildings comprising the campus were massed to achieve several key goal: first, to strengthen the street walls and present an urban form that reinforces the Mission Bay; second, to moderate the scale of large blocks; third, to add visual interest; fourth, to provide visual points of reference; and fifth to sculpt the massing down to the water.

The overall vocabulary of the buildings is a consistent but playful variation of a theme: boldly scaled solid masses that wrap around and past other masses, punctuated by deep fenestration and further articulated by vertical and horizontal glazed curtain walls. The buildings are also accented with vertical masses; deep horizontal roof overhangs and thick walls layered with varied materials. A clear glass curtain wall system on the upper floors- capped by folding roof/wall plane- provides contrast to the solid base of the buildings, and serves as a recurring motif that unifies the variations of building forms and different combinations of colors and materials throughout the campus.

Block 29, Olive building

The Olive building will clearly articulate the role of primary entry to Salesforce headquarters. Located on the corner of 3rd and South Street, the building is composed of a 10-story tower that steps down to a 6-story mass that further steps down to a 4-story structure along 3rd Street. The 6-story mass is covered by a folded plane

overhang that is supported by colorful columns. A 165' tall campanile attached to Building 29 will visually mark the center of the town square.

Block 30, Purple building

This building, at South Street and Terry Francois Boulevard, contains six stories of structured parking and office space. In addition to the office and entrance lobby, the ground floor is programmed with a fitness center and retail space which is setback from the street, providing a plaza that faces onto the waterfront park across Terry Francois Boulevard.

The building is strongly articulated into three segments: the parking structure, which is clad with a vertical orange terracotta rainscreen; the office block, which is clad with orange terra cotta and punched window openings; and an amenity wing which is clad with a purple accent material fenestrated with a square lattice grid.

Block 31, Pink building

The Pink building at the corner of 16th and 3rd St. occupies an important corner of two prominent streets. It is composed of three distinct building masses: a five- to six-story bar along 3rd Street that intersects with a ten-story office building as it wraps around the 16th street corner, and a six-story building mass in the mid-block of 16th that is separated by the office entrance lobby. Ground floor retail along 3rd street wraps around 16th Street and into the "town center" plaza, and office uses occupy the majority of the remaining sides. The composition is solidly massed blocks punctuated by deeply recessed punched fenestration, contrasted by upper story setbacks and clad with glazed curtain walls, and capped by a flat roof plane with deep overhangs that folds down into a thickened wall.

Block 32, Yellow building

The smallest of the four buildings occupies the corner of Terry Francois Boulevard and 16th Street. The building steps down to create a series of terraces that face the waterfront. A delicate glass and steel bridge spans the gap to connect the Yellow building to the Pink building.

The proposed modulation and articulation of the buildings create interest and visual variety, as sought by the Design Guidelines.

B. Color and Materials

"Extreme contrast in materials, colors, shapes and other characteristics which will cause buildings to stand out in excess of their public importance should be avoided".

The building design proposes a palette of rich base of colors and natural materials including limestone, terracotta, and brick accented by bold and distinctive colors. Continuity between buildings is attained by repeated combinations of stone, terracotta, and clear glass used in similar formal themes that would be consistent with the proposed building materials, and avoids extreme contrasts and would reflect the generally light tone character of San Francisco buildings. Variations in the base colors, in addition to the accent colors provide a colorful, yet coordinated play of materials and color.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2011.1423B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated March 1, 2012, on file in Case Docket No. 2011.1423B.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any aggrieved person may appeal this active use exception from Planning Code Section 145.1 by appealing the associated Building Permit to the Board of Appeals fifteen (15) days after the issuance of such permit. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 1, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 26, 2012

EXHIBIT A

AUTHORIZATION

This authorization herein is for an Office Allocation for the properties located at Third Street between 16th and South Streets, on assessors Block 8722, and lot 001, a.k.a Mission Bay South Blocks 29-32, pursuant to Planning Code Section(s) **321, 322, et seq.** and to Motion 14702 for assignment of up to 159,680 square feet of office area and for design approval of four new buildings containing a total of 1,254,551 square feet of office area (including approximately 1.1 million square feet of office area previously allocated under Planning Commission Resolution Number 17709

in general conformance with plans, dated **January 24, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.1423B** and subject to conditions of approval reviewed and approved by the Commission on **March 1, 2012** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 1, 2012** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Performance

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity and Expiration. The authorization and right vested by virtue of this action is valid for five (5) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Office Development is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. Owing to the scale of the Office Development and number of properties involved, the Planning Commission acknowledges the likelihood that construction will not commence within the 18 month period typically applicable to office development projects. However, nearly 90 percent of the total office space in the Project was previously authorized as part of the Alexandria Mission Bay Life Sciences and Technology District in which, pursuant to Planning Commission Motion Number 17709, allocations and re-allocations of office space may occur without a proscribed time limit. Accordingly, and in keeping with Planning Commission Motion Number 17846A (in which the Commission reaffirmed its policy to not seek revocations of office allocations for active projects) the Commission has determined that should it wish to seek the revocation of the approvals granted, it will not do so for at least five (5) years from the effective date of the Motion. After such time has elapsed, the Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than eight (8) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

OTHER CONDITIONS

The Project Sponsor shall submit to the Zoning Administrator two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion every six months from the date of this approval through the issuance of the first temporary certificate of occupancy. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.

Development of the Site may precede the installation of off-site infrastructure in the area. The Infrastructure for the proposed building as described in Application 2011.1423B shall be reviewed and approved by the City staff.

The project Sponsor shall continue to work with Department and other City staff in refining certain aspects of the architectural design, finishes and detailing.

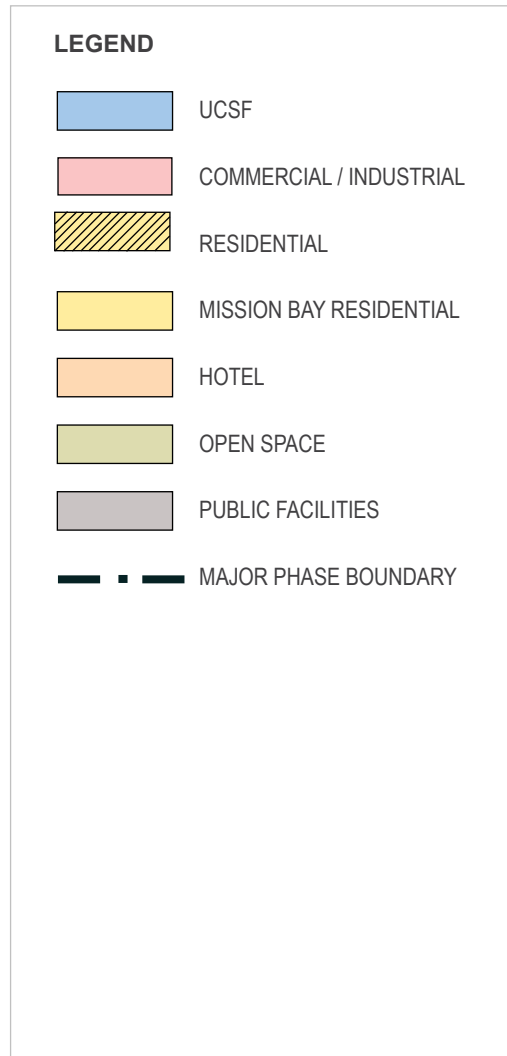
Public Art: Pursuant to the MBS Redevelopment Plan, 1% of initial construction costs shall be allocated to public art. The project sponsor will work with City staff to define the public art installation, which should (1) be located where public benefit and enjoyment is maximized, (2) have placement that is appropriate to the scale and nature of the artwork being considered and (3) will complement and enhance the architecture or the space where it is located.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

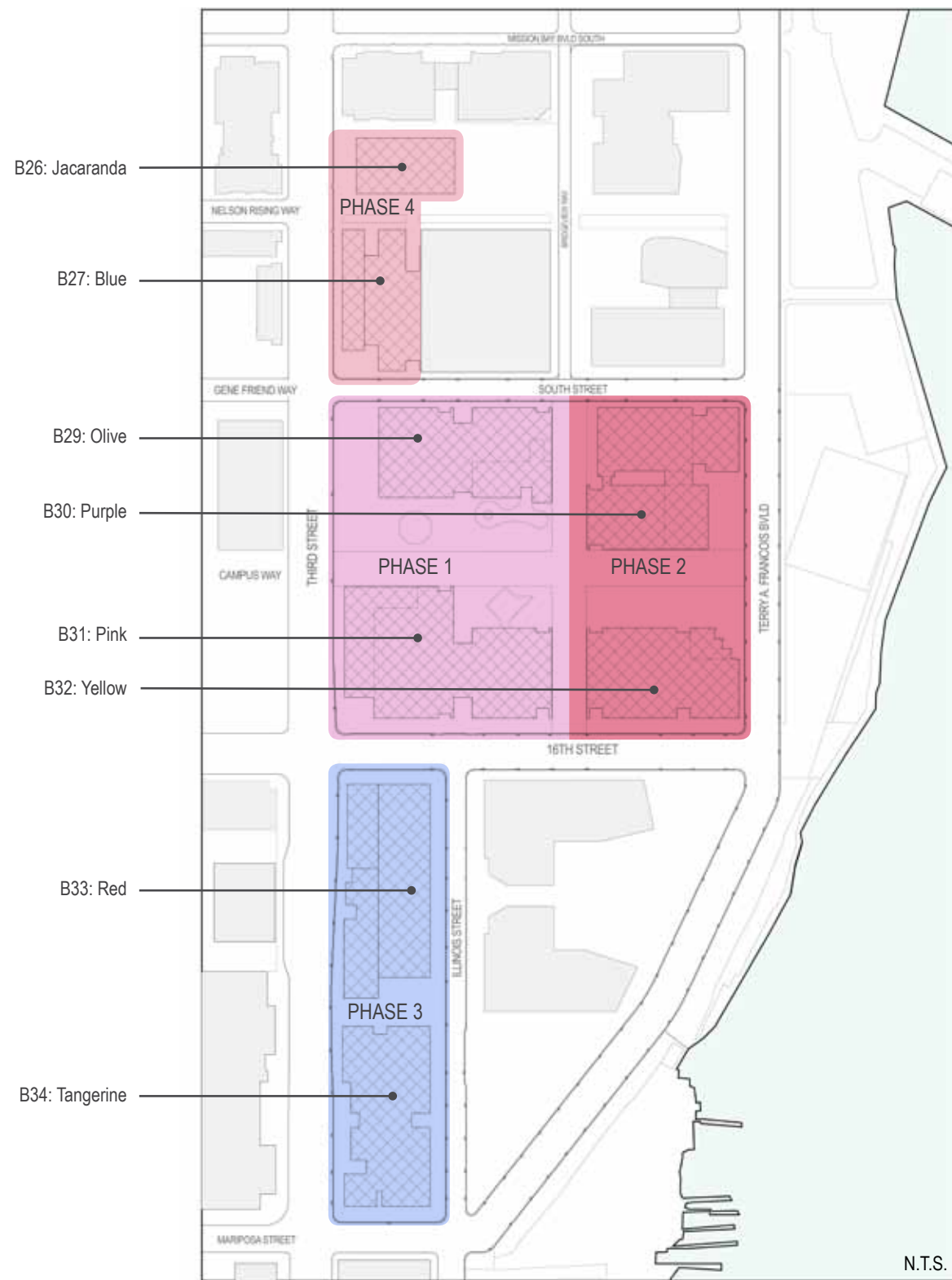
Fax:
415.558.6409

Planning
Information:
415.558.6377







Land Use

The schematic design program for Blocks 29-32 comply with the Mission Bay South Redevelopment Plan (Sec. 302) and D4D Land Use Map. The proposed development will primarily consist of commercial office space and neighborhood serving retail and restaurants. Per the Land Use Map, Blocks 26 (parcel 1), 27 (parcel 1), 33, 34 are identified as COMMERCIAL/ INDUSTRIAL, while Blocks 29-32 are identified as COMMERCIAL/ INDUSTRIAL/RETAIL. Additional development space will consist of public, neighborhood-serving retail businesses and restaurants with provisions for associated structured parking and employee amenities such as childcare centers and fitness centers.

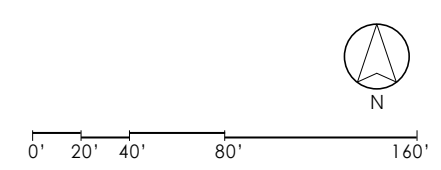
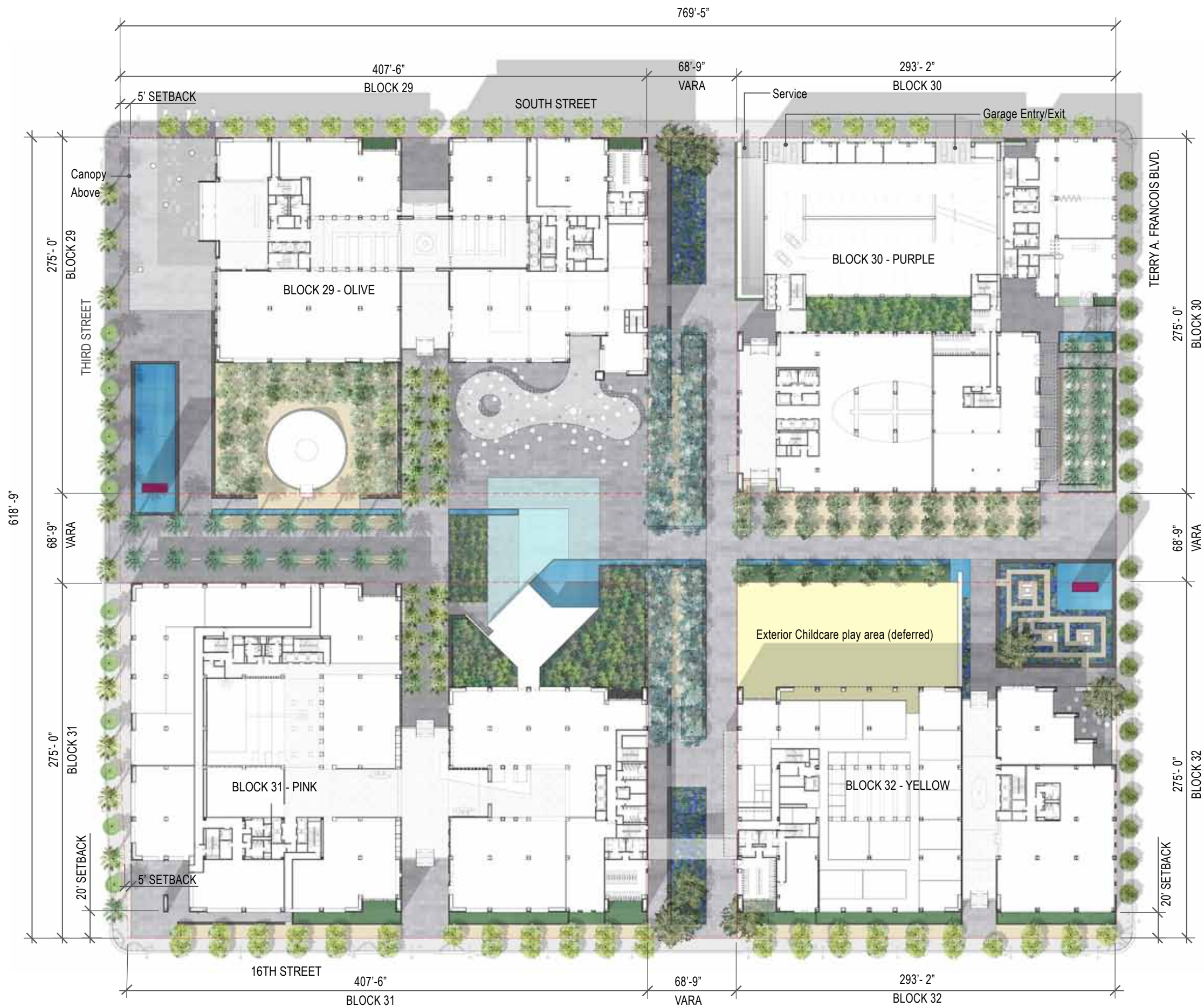


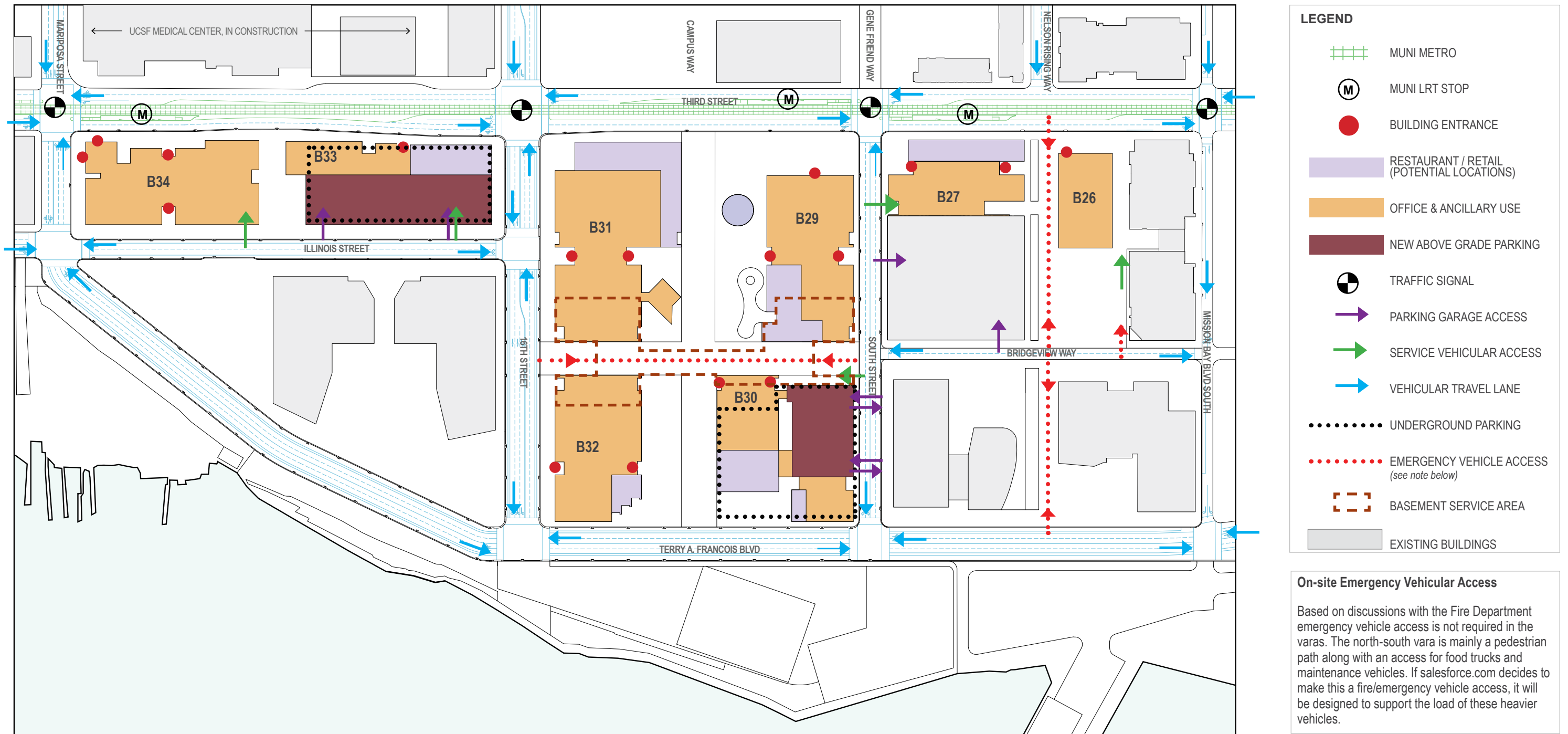
LEGEND

	PHASE 1- BLOCKS 29 & 31
	PHASE 2- BLOCKS 30 & 32
	PHASE 3- BLOCKS 33 & 34
	PHASE 4- BLOCKS 26 & 27

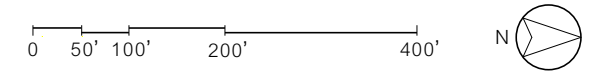


N.T.S.

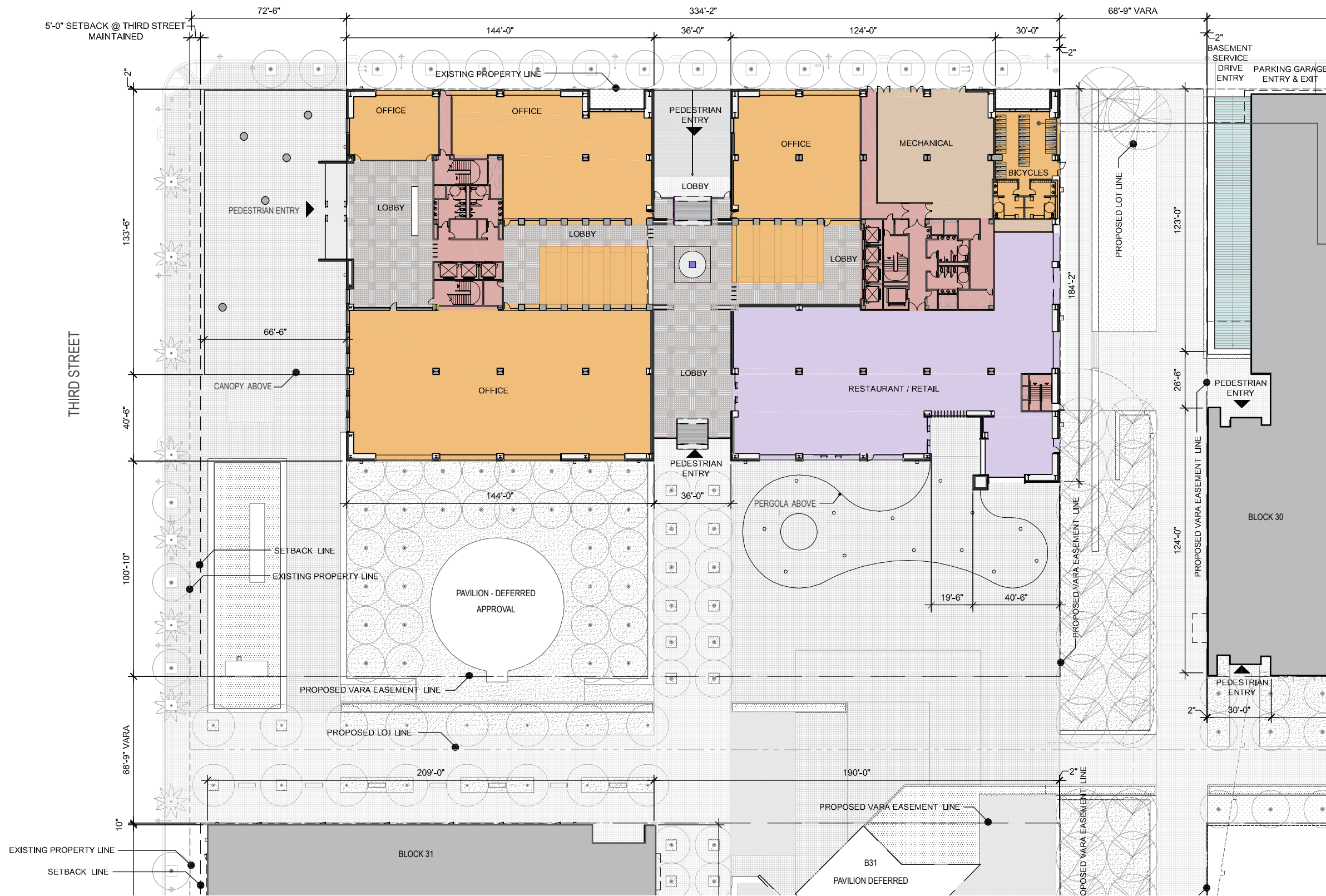




*For the purposes of formatting, this plan is rotated to fit the page.



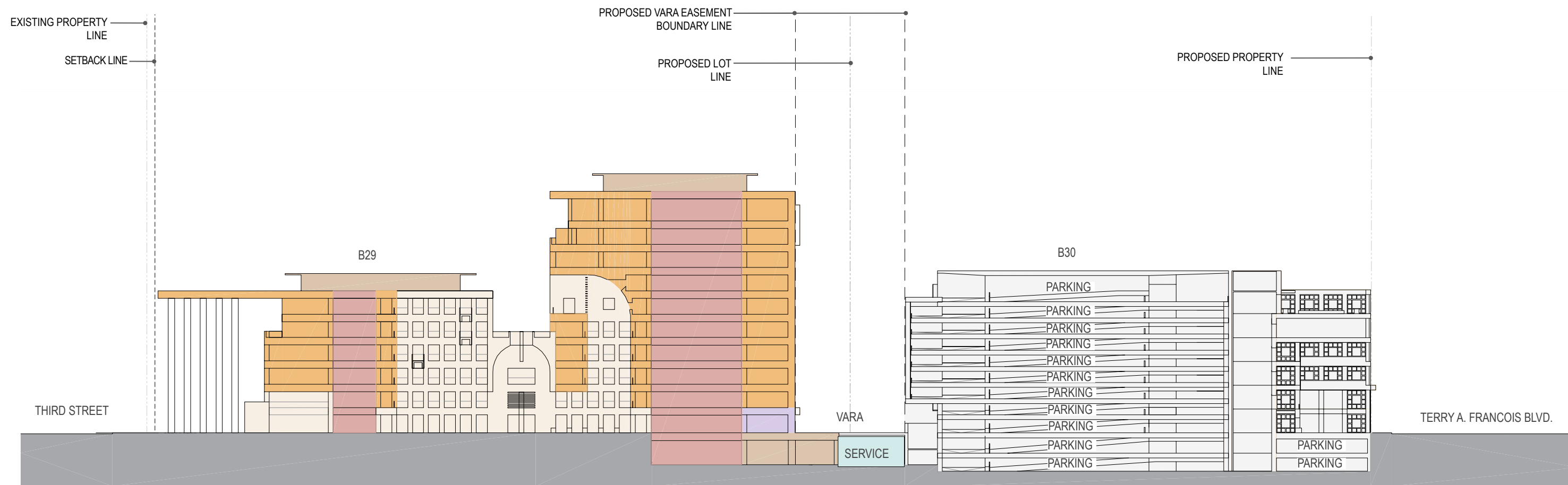
SOUTH STREET



- LEGEND**
- RESTAURANT / RETAIL
 - OFFICE
 - CORE
 - LOBBY
 - MECHANICAL

** For additional Site information refer to - 'Combined Basic Concept & Schematic Design Submittal - Mission Bay South Blocks 29-32 Town Square and Site Landscape'

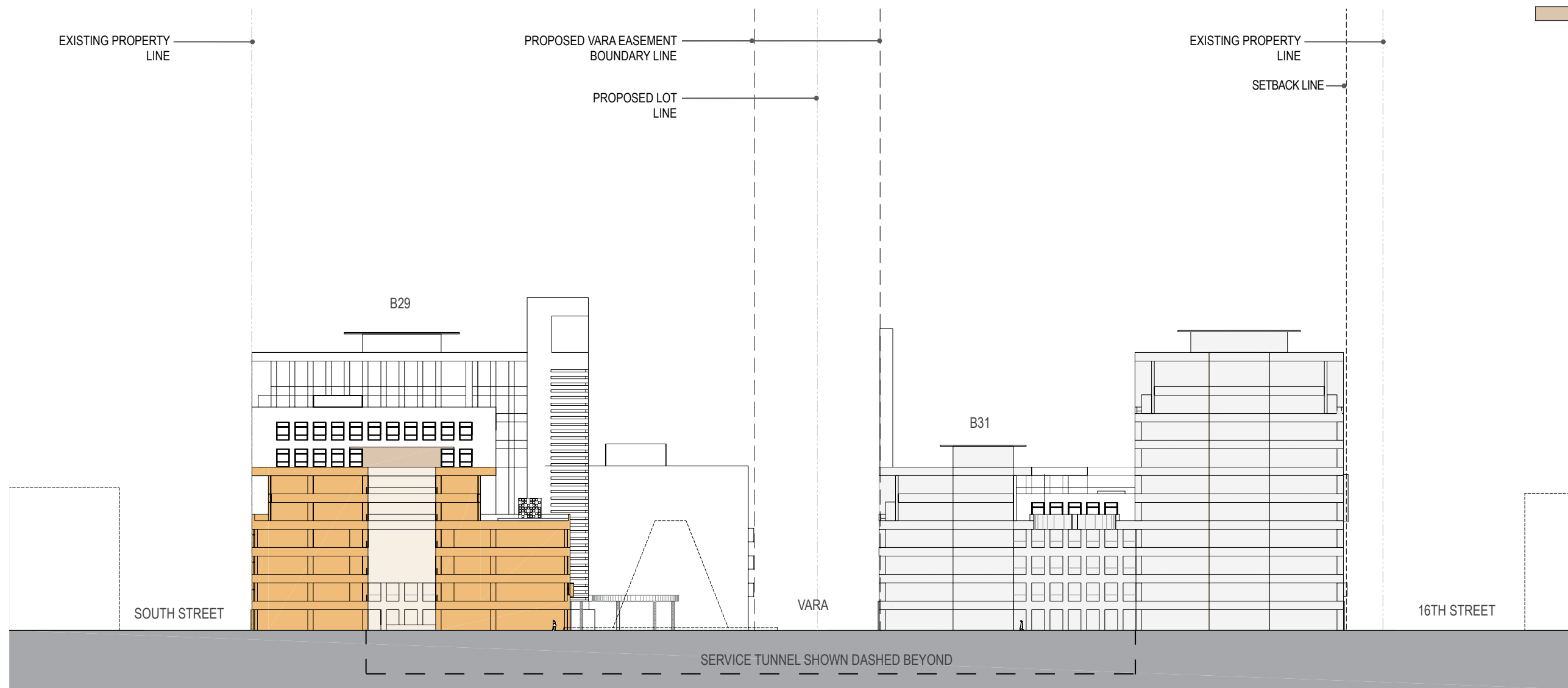
- LEGEND**
- RESTAURANT/ RETAIL
 - OFFICE
 - CORE
 - ATRIUM
 - MECHANICAL
 - SERVICE TUNNEL



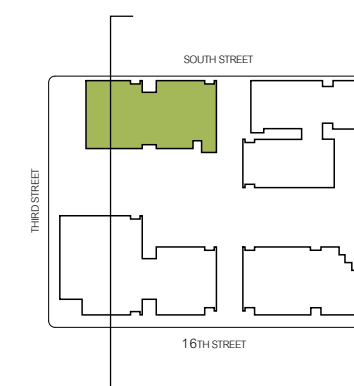
SECTION: BLOCKS 29 + 30 - OLIVE & PURPLE BUILDINGS - EAST-WEST SECTION



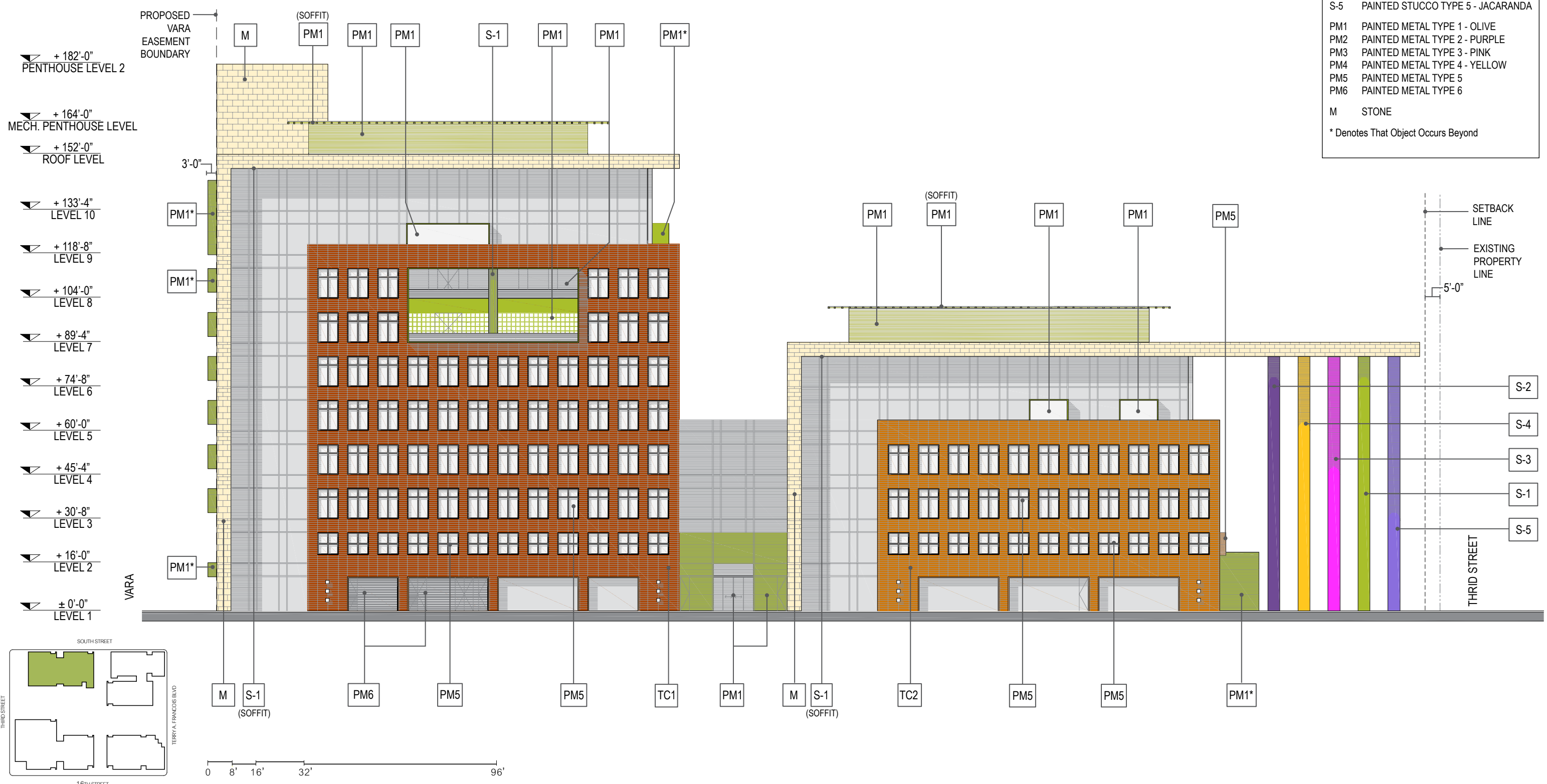
- LEGEND**
- OFFICE
 - ATRIUM
 - MECHANICAL



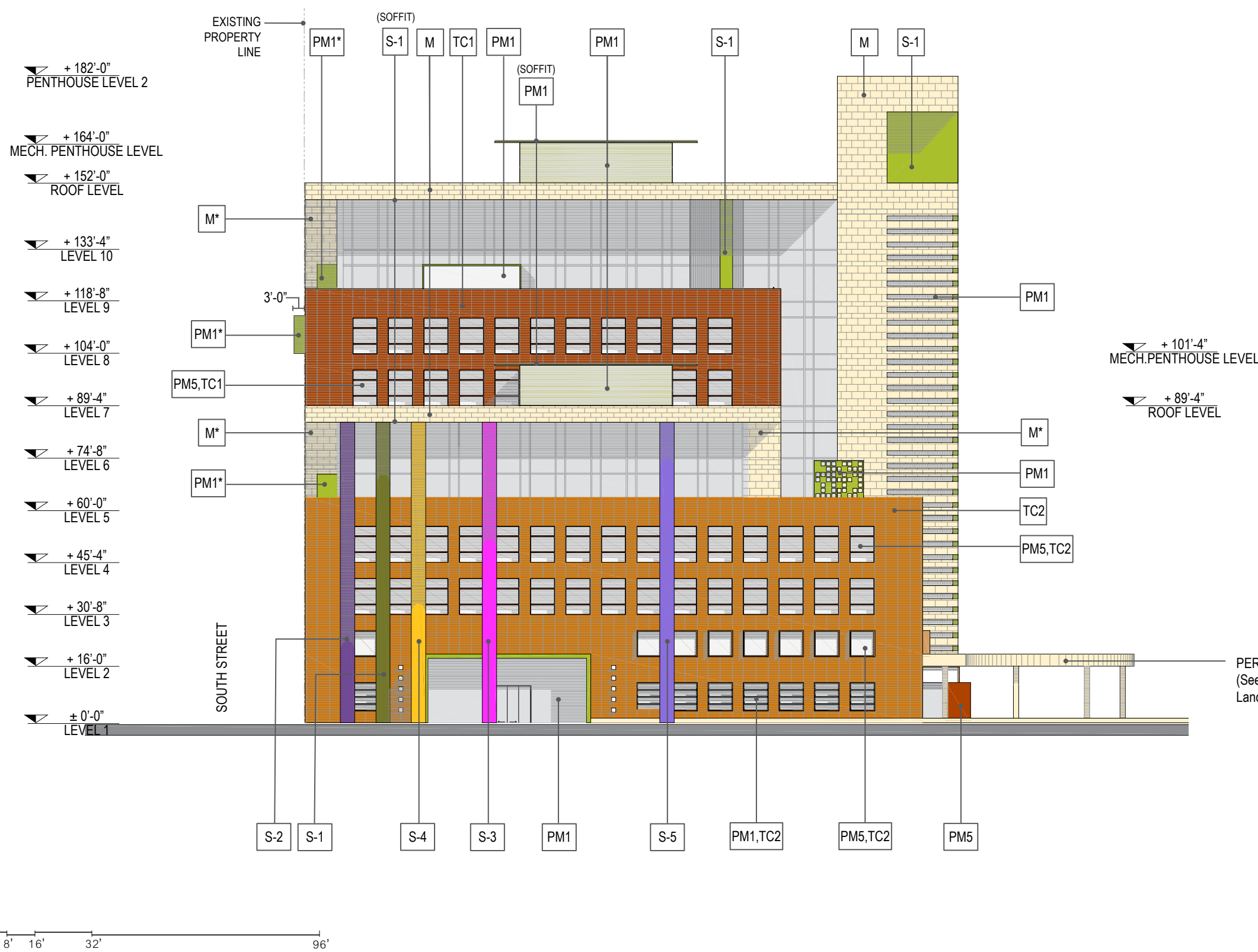
SECTION : BLOCKS 29 + 31 - OLIVE & PINK BUILDINGS - NORTH-SOUTH SECTION



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



MATERIALS & COLOR

The proposed materials for the new Mission Bay Global Headquarters Complex are a rich mix that will help create the image and identity for the new development. The primary exterior materials are a combination of light colored stone and unglazed terracotta panels in a range of closely related hues: red, orange and yellow. Bolder color accents in stucco or glazed tile will add interest and distinct identity to the buildings, each of which is designated by its accent color:

B29- Olive Building

B30- Purple Building

B31- Pink Building

B32- Yellow Building

The basic approach to use of these materials is that the stone forms the major “folded plane” elements that typically appear as an inverted “L” shape sheltering large glazed areas, the terracotta typically appears with punched openings, and the featured colors highlight special elements such as entries, balconies, and accent walls.

The proposed terracotta skin is a new adaptation of a traditional material. Its application uses rain-screen principles and a pressure equalized airspace and insulation directly behind the façade to reject water and improve thermal performance of the wall.

B29 Materials and Colors

Olive Building at Block 29 has a perforated stone folded plane which rises from the Vara and forms a roof canopy, supported by circular colored columns at the main entry on Third Street. The exterior skin is a composition of curtainwall glazed areas and terracotta with punched openings. The Olive accent color appears in special elements such as entries, balcony walls, and the underside of the roof.



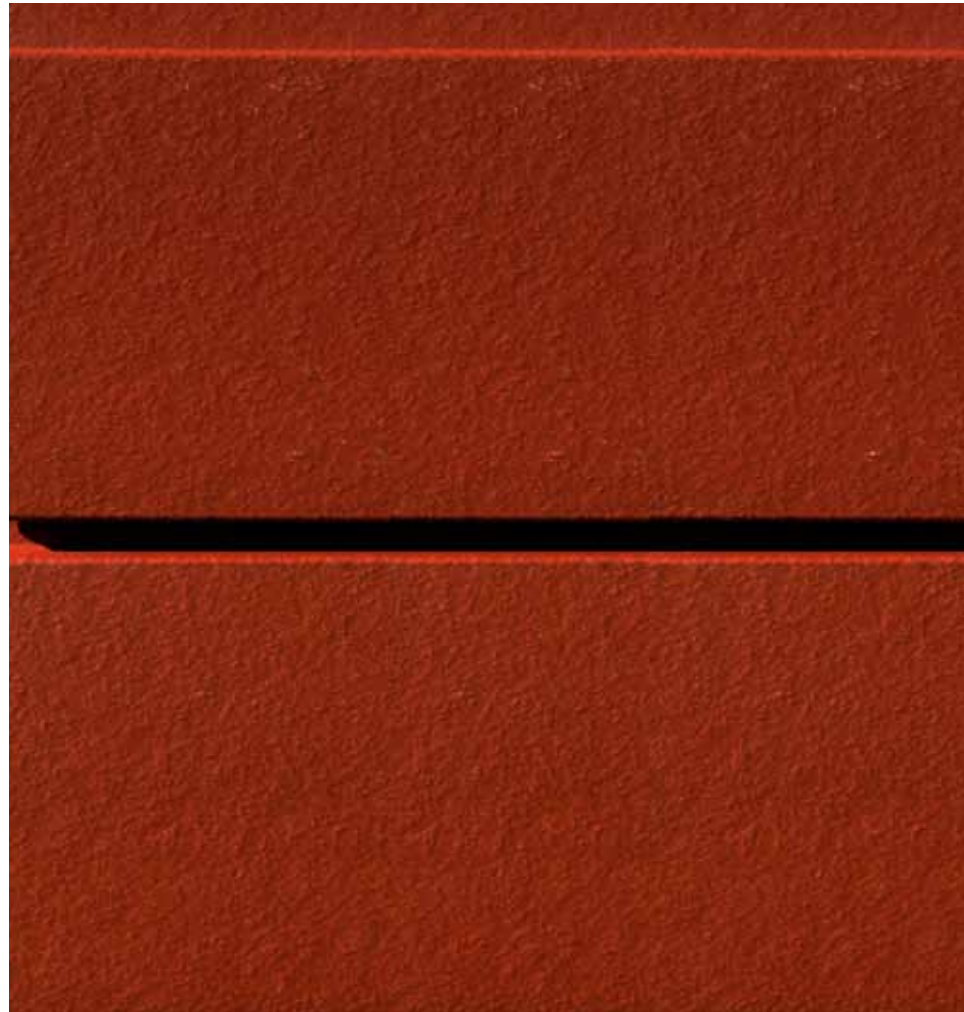
SAMPLE INSTALLATION



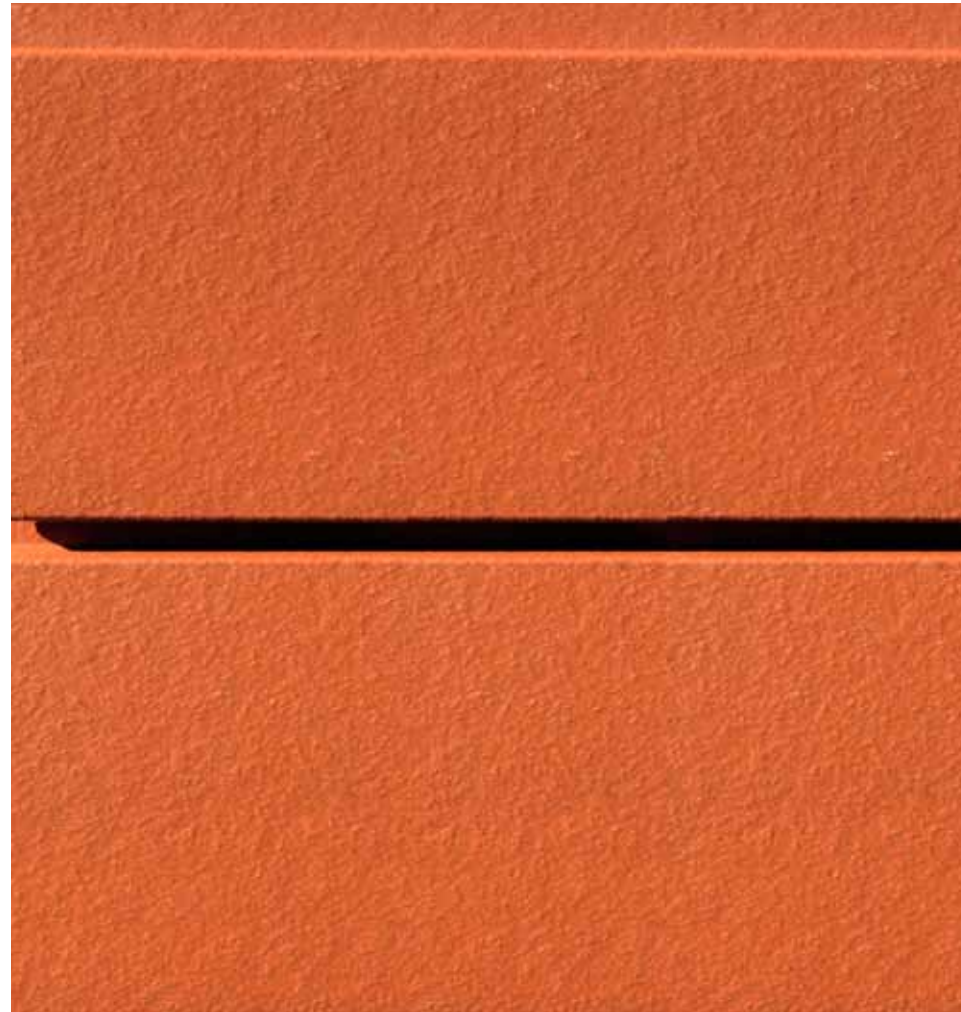
M STONE

NATURAL MATERIAL WHICH MAY VARY IN COLOR AND TONE - REFER TO 'SAMPLE INSTALLATION' ILLUSTRATION.

STONE



TC1 TERRACOTTA TYPE 1 - RED



TC2 TERRACOTTA TYPE 2 - ORANGE



S-5 PAINTED STUCCO TYPE 5 -



S-4 PAINTED STUCCO TYPE 4 - YELLOW



S-3 PAINTED STUCCO TYPE 3 - PINK



S-2 PAINTED STUCCO TYPE 2 - PURPLE



S-1 PAINTED STUCCO TYPE 1 - OLIVE



CLEAR GLASS



PM-6 PAINTED METAL TYPE 6 - NATURAL



PM5 PAINTED METAL TYPE 5



PM1 PAINTED METAL TYPE 1 - OLIVE

TERRACOTTA

GLASS, ACCENT MATERIALS AND METAL



VIEW OF BUILDING 29 - OLIVE FROM 3RD STREET & SOUTH STREET LOOKING SOUTH-EAST*

(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation.)

(Retail signage is for illustrative purposes and is a deferred item and all signage will be consistent with Mission Bay South Signage Master Plan)

**All landscape is only illustrative. Specific landscape details should be referred to in the Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape book.*



PAVILION DEFERRED

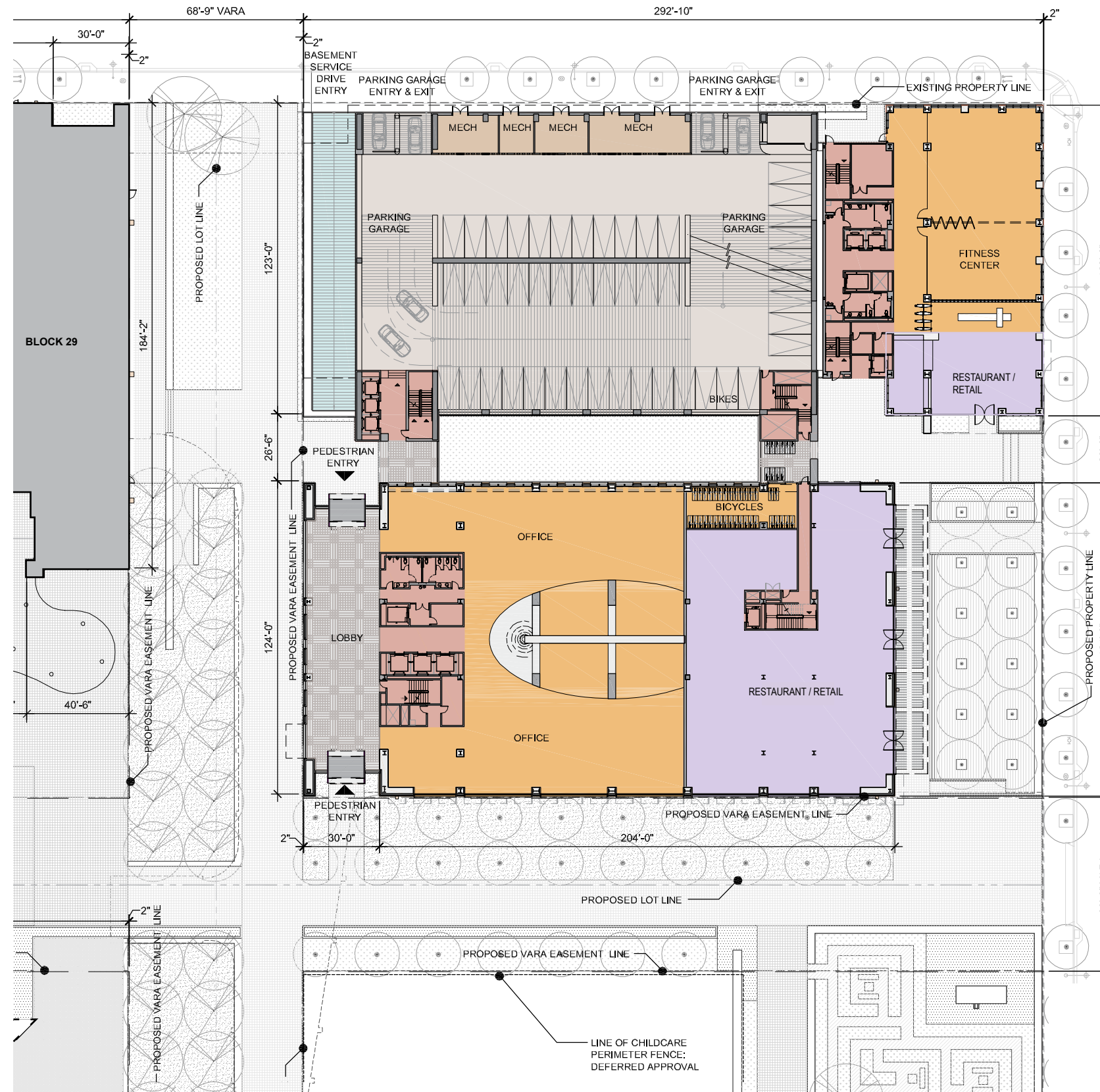
VIEW OF BUILDING 29 - OLIVE FROM VARA LOOKING NORTH-EAST*

(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation.)

(Retail signage is for illustrative purposes and is a deferred item and all signage will be consistent with Mission Bay South Signage Master Plan)

**All landscape is only illustrative. Specific landscape details should be referred to in the Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape book.*

SOUTH STREET



LEGEND


	RESTAURANT / RETAIL
	OFFICE / ANCILLARY USE
	CORE
	LOBBY
	MECHANICAL
	PARKING

TERRY A. FRANCOIS BLVD.

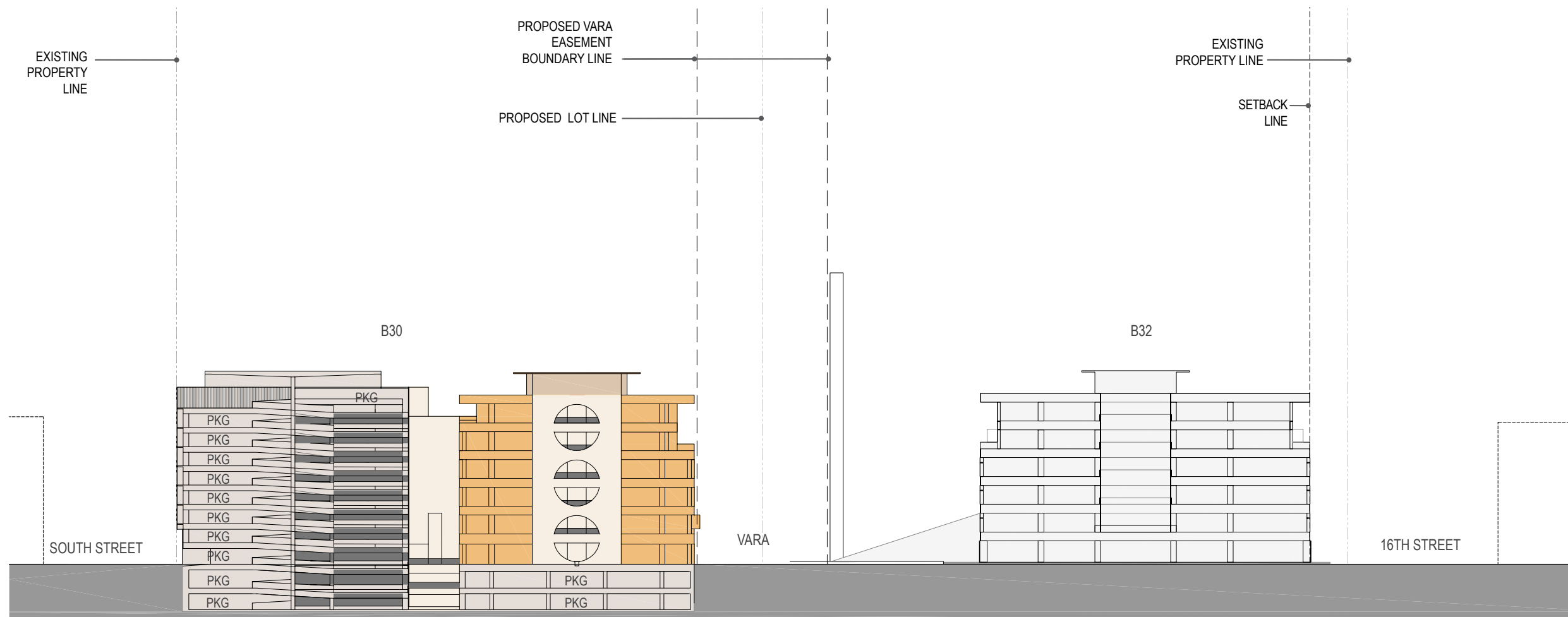
BLOCK 29

LINE OF CHILDCARE PERIMETER FENCE: DEFERRED APPROVAL

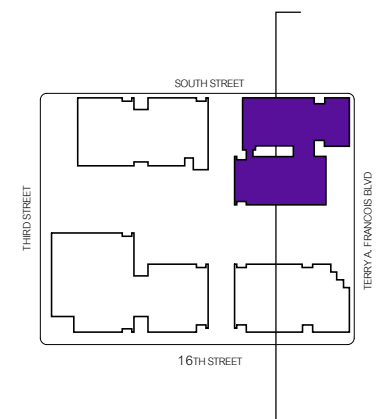
** For additional Site information refer to - 'Combined Basic Concept & Schematic Design Submittal - Mission Bay South Blocks 29-32 Town Square and Site Landscape'

SCALE: 1:50 

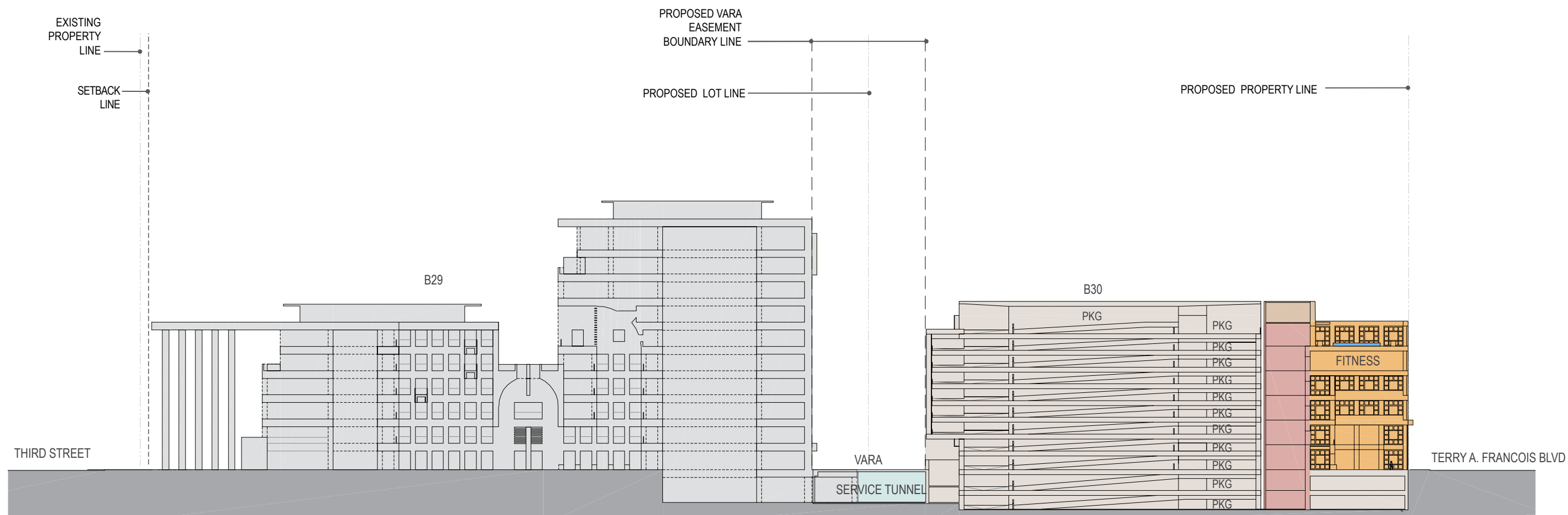
- LEGEND**
- OFFICE/ ANCILLARY USE
 - PKG PARKING
 - ATRIUM
 - MECHANICAL



SECTION : BLOCKS 30 +32 - PURPLE & YELLOW BUILDINGS - NORTH-SOUTH SECTION



- LEGEND**
- PKG PARKING
 - CORE
 - MECHANICAL
 - OFFICE/ ANCILLARY USE
 - SERVICE TUNNEL

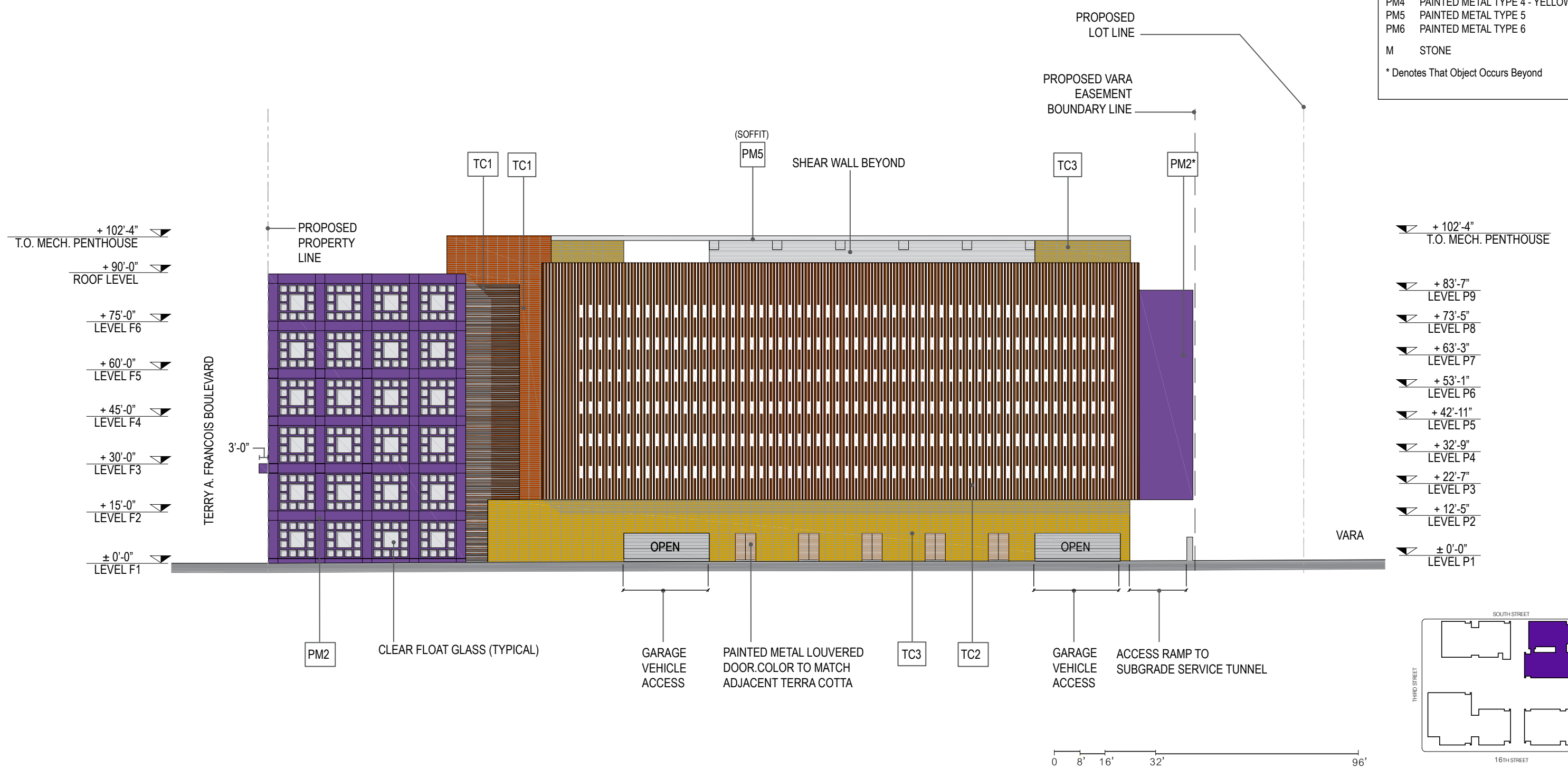


SECTION: BLOCKS 29 +30 - OLIVE & PURPLE BUILDINGS - EAST-WEST SECTION

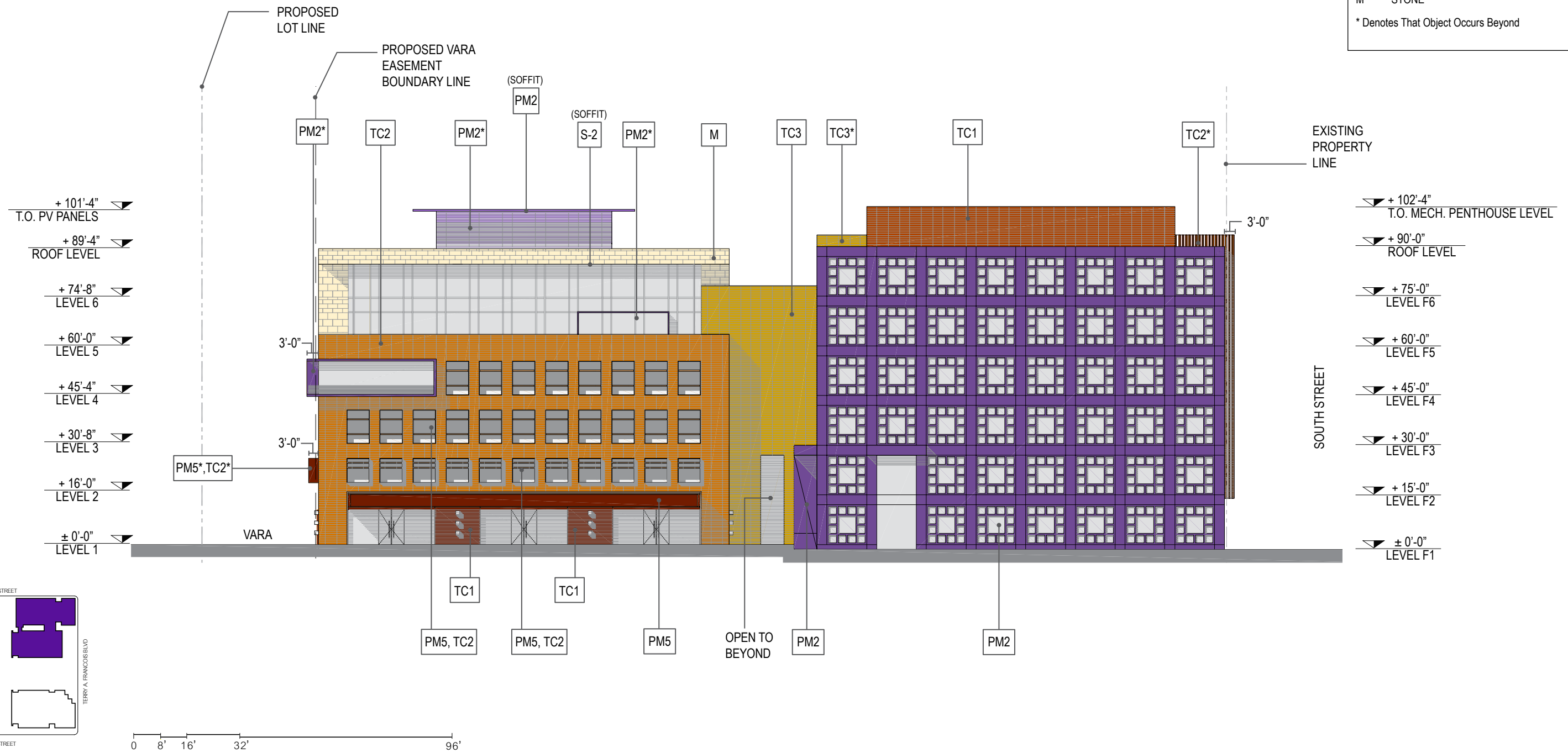


LEGEND	
MATERIAL TYPES	
TC1	TERRACOTTA TYPE 1 - RED
TC2	TERRACOTTA TYPE 2 - ORANGE
TC3	TERRACOTTA TYPE 3 - YELLOW
S-1	PAINTED STUCCO TYPE 1 - OLIVE
S-2	PAINTED STUCCO TYPE 2 - PURPLE
S-3	PAINTED STUCCO TYPE 3 - PINK
S-4	PAINTED STUCCO TYPE 4 - YELLOW
S-5	PAINTED STUCCO TYPE 5 - JACARANDA
PM1	PAINTED METAL TYPE 1 - OLIVE
PM2	PAINTED METAL TYPE 2 - PURPLE
PM3	PAINTED METAL TYPE 3 - PINK
PM4	PAINTED METAL TYPE 4 - YELLOW
PM5	PAINTED METAL TYPE 5
PM6	PAINTED METAL TYPE 6
M	STONE

* Denotes That Object Occurs Beyond



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



MATERIALS & COLOR

The proposed materials for the new Mission Bay Global Headquarters Complex are a rich mix that will help create the image and identity for the new development. The primary exterior materials are a combination of light colored stone and unglazed terracotta panels in a range of closely related hues: red, orange and yellow. Bolder color accents in stucco or glazed tile will add interest and distinct identity to the buildings, each of which is designated by its accent color:

B29- Olive Building

B30- Purple Building

B31- Pink Building

B32- Yellow Building

The basic approach to use of these materials is that the stone forms the major “folded plane” elements that typically appear as an inverted “L” shape sheltering large glazed areas, the terracotta typically appears with punched openings, and the featured colors highlight special elements such as entries, balconies, and accent walls.

The proposed terracotta skin is a new adaptation of a traditional material. Its application uses rain-screen principles and a pressure equalized airspace and insulation directly behind the façade to reject water and improve thermal performance of the wall.

B30 Materials and Colors

Purple Building at Block 30 has a perforated stone folded plane which rises from the Vara and forms a roof canopy that extends east toward the waterfront. The exterior skin is a composition of curtainwall glazed areas and terracotta with punched openings. The parking garage façades are also made of terracotta. The distinctive Purple accent color is used for the fitness center building at the northeast corner, and also appears in special elements such as entries, balcony walls, and the underside of the roof.



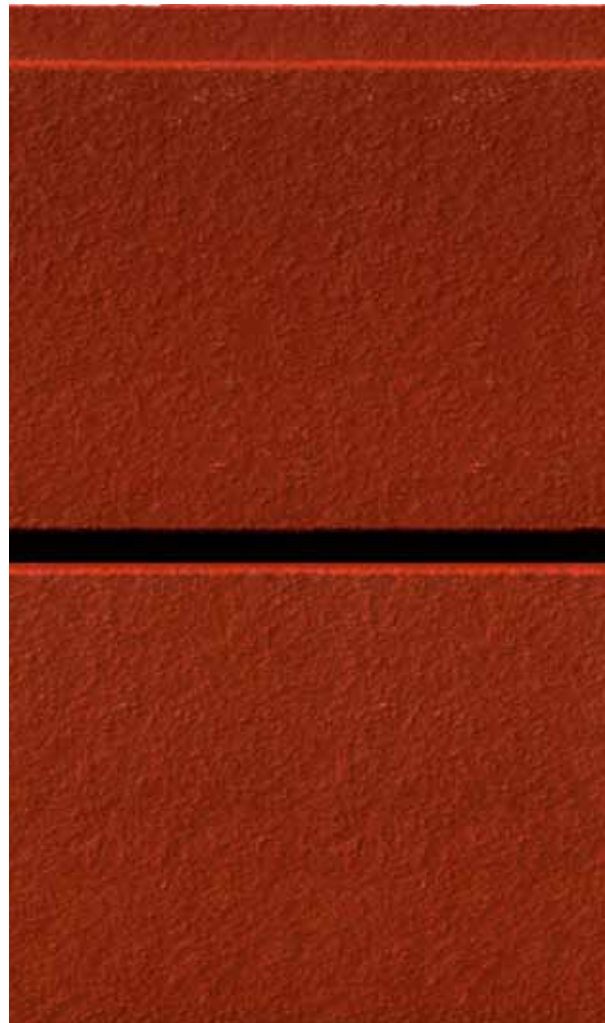
SAMPLE INSTALLATION



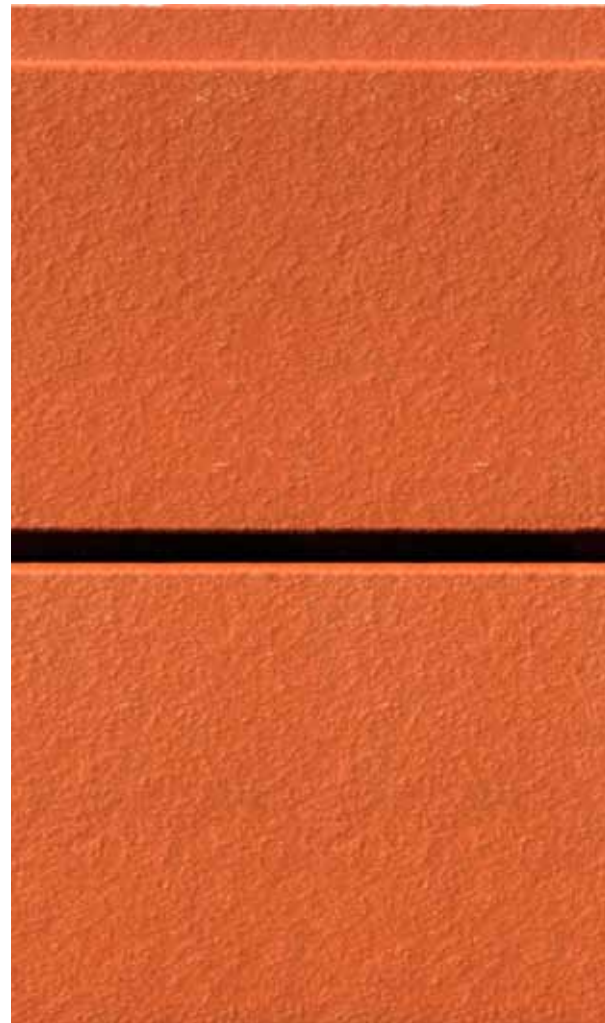
M STONE

NATURAL MATERIAL WHICH MAY VARY IN COLOR AND TONE - REFER TO 'SAMPLE INSTALLATION' ILLUSTRATION.

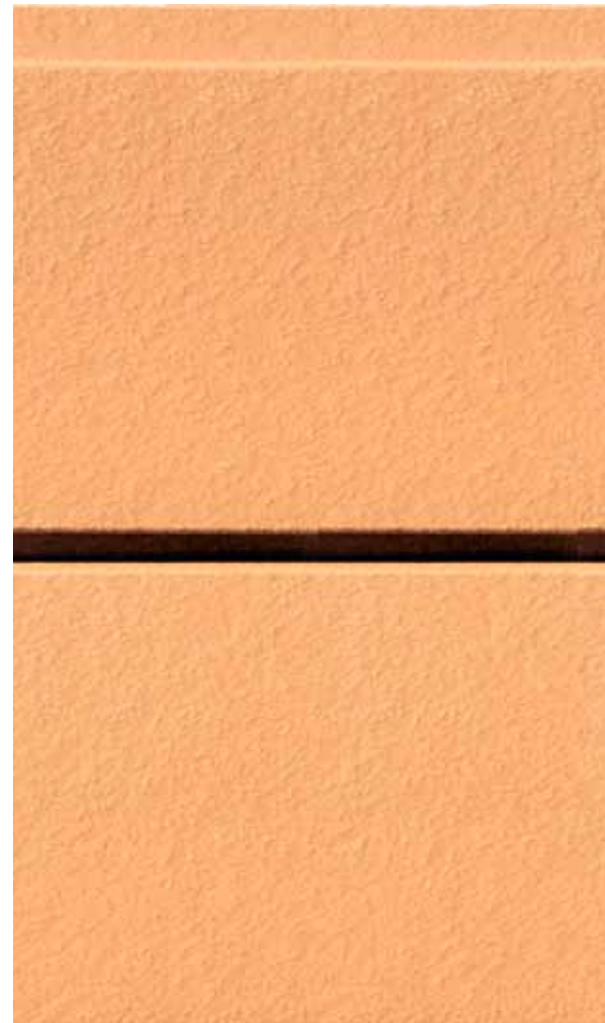
STONE



TC-1 TERRACOTTA TYPE 1 - RED



TC-2 TERRACOTTA TYPE 2 - ORANGE



TC-3 TERRACOTTA TYPE 3 - YELLOW

TERRACOTTA



CLEAR GLASS



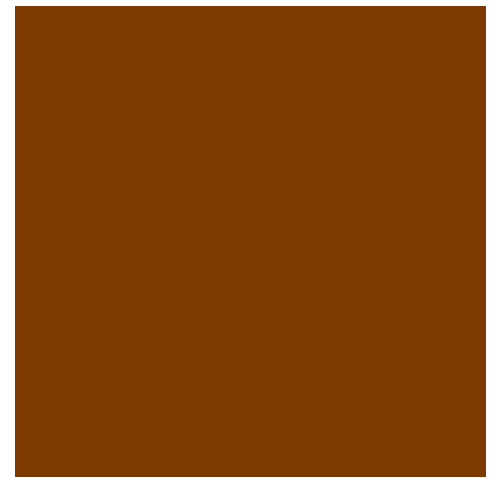
PM-6 PAINTED METAL TYPE 6 - NATURAL ALUMINUM



PM-2 PAINTED METAL TYPE 2 - PURPLE



S-2 PAINTED STUCCO TYPE 2 - PURPLE



PM-5 PAINTED METAL TYPE 5

GLASS, ACCENT MATERIALS AND METAL



VIEW OF BUILDING 30 - PURPLE FROM TERRY FRANCOIS LOOKING NORTH-WEST*
(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation. Building in background at Block 29 not shown for illustrative purposes.)

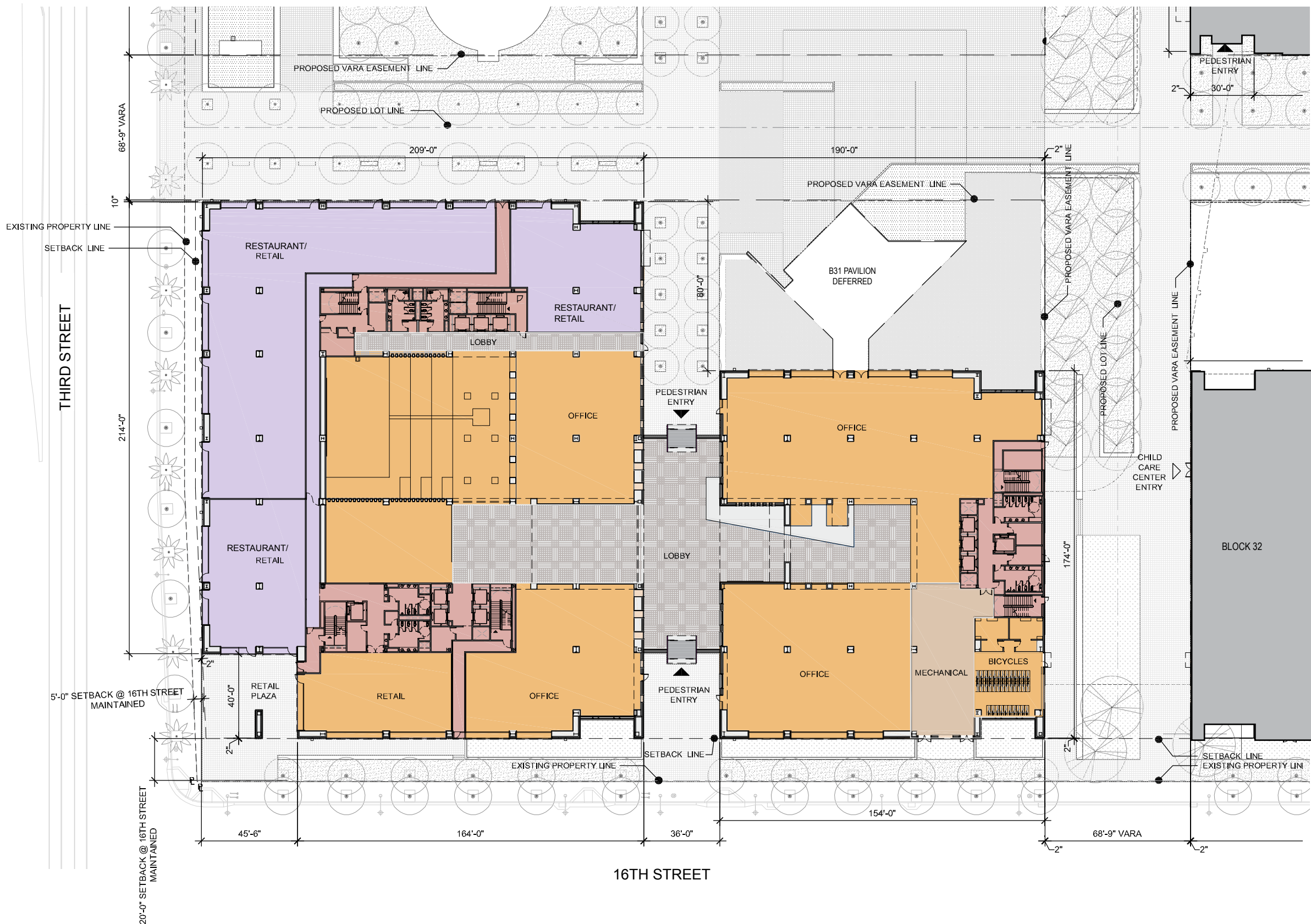
**All landscape is only illustrative. Specific landscape details should be referred to in the Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape book.*



VIEW OF BUILDING 30 - PURPLE FROM SOUTH STREET LOOKING SOUTH*

(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation. Building in foreground at Block 28 not shown for illustrative purposes.)

**All landscape is only illustrative. Specific landscape details should be referred to in the Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape book.*

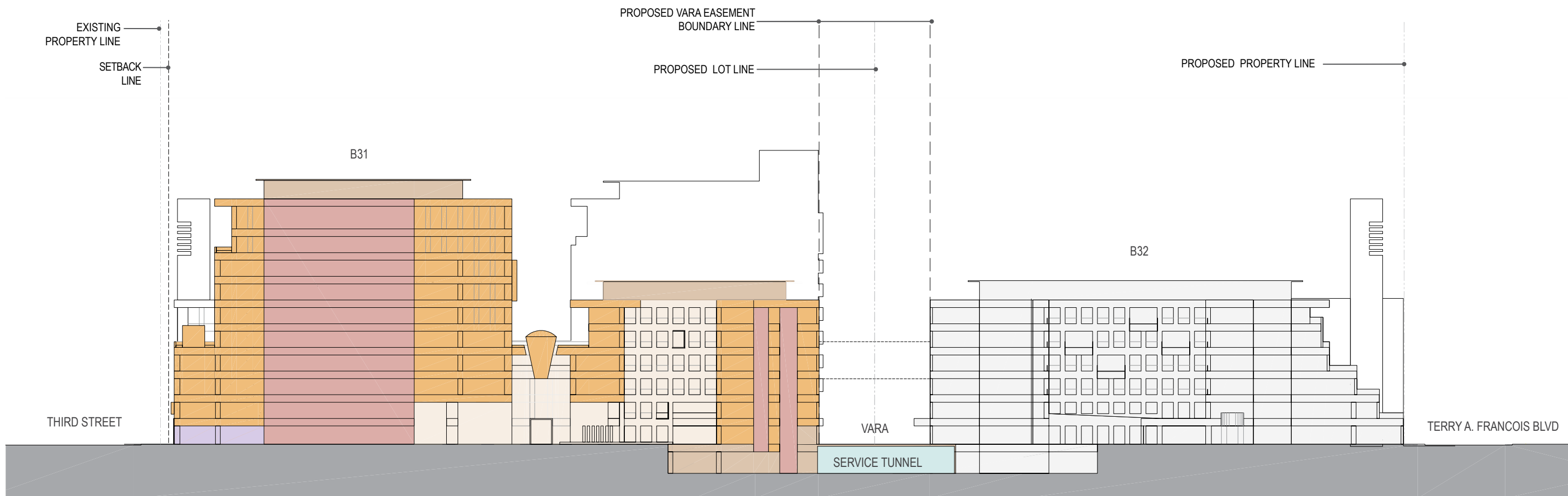


- LEGEND**
- RESTAURANT / RETAIL
 - OFFICE
 - CORE
 - LOBBY
 - MECHANICAL

** For additional Site information refer to - 'Combined Basic Concept & Schematic Design Submittal - Mission Bay South Blocks 29-32 Town Square and Site Landscape'



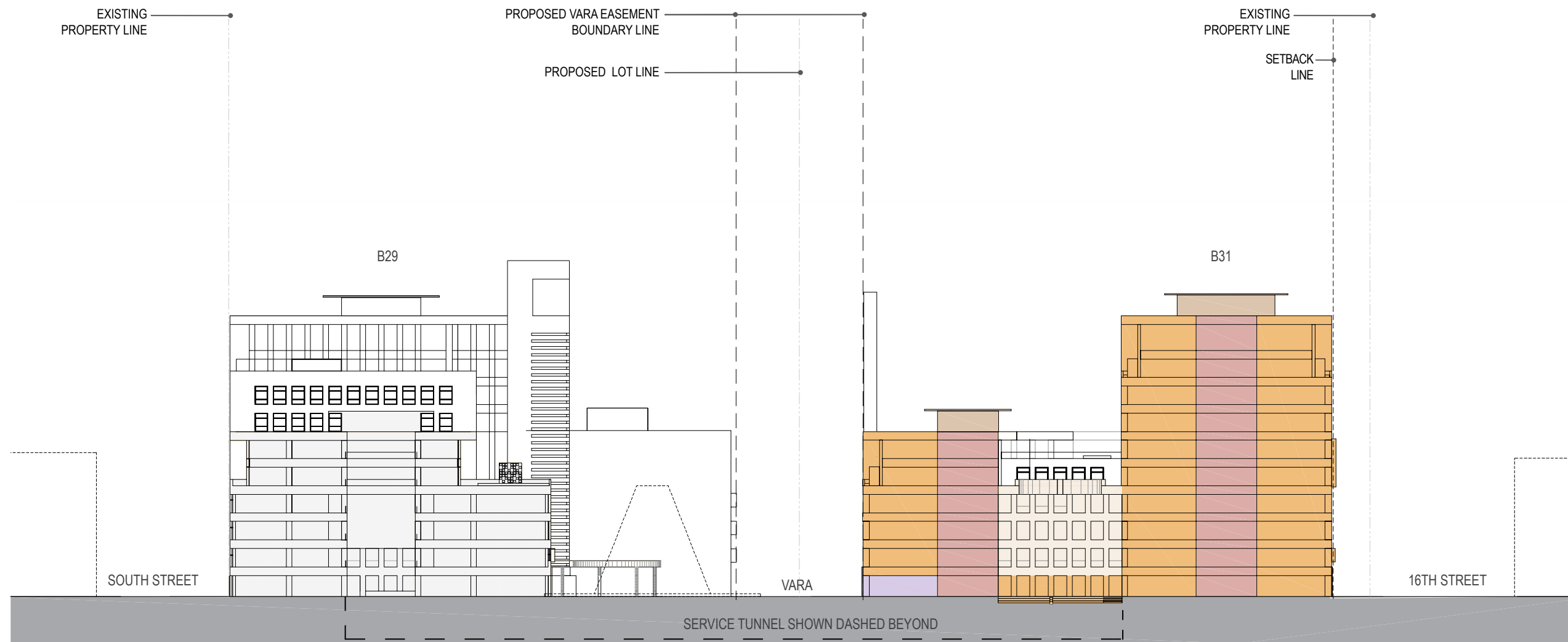
- LEGEND**
- OFFICE/ ANCILLARY USE
 - CORE
 - ATRIUM
 - SERVICE/ MECHANICAL
 - RESTAURANT / RETAIL
 - SERVICE TUNNEL



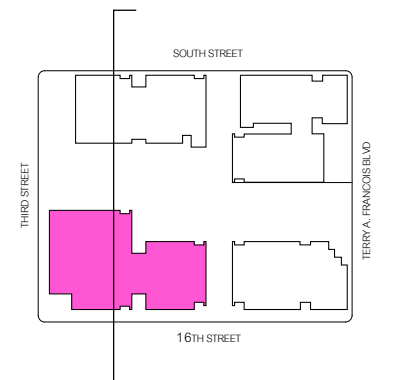
SECTION: BLOCKS 31 +32 - PINK & YELLOW BUILDINGS - EAST-WEST SECTION



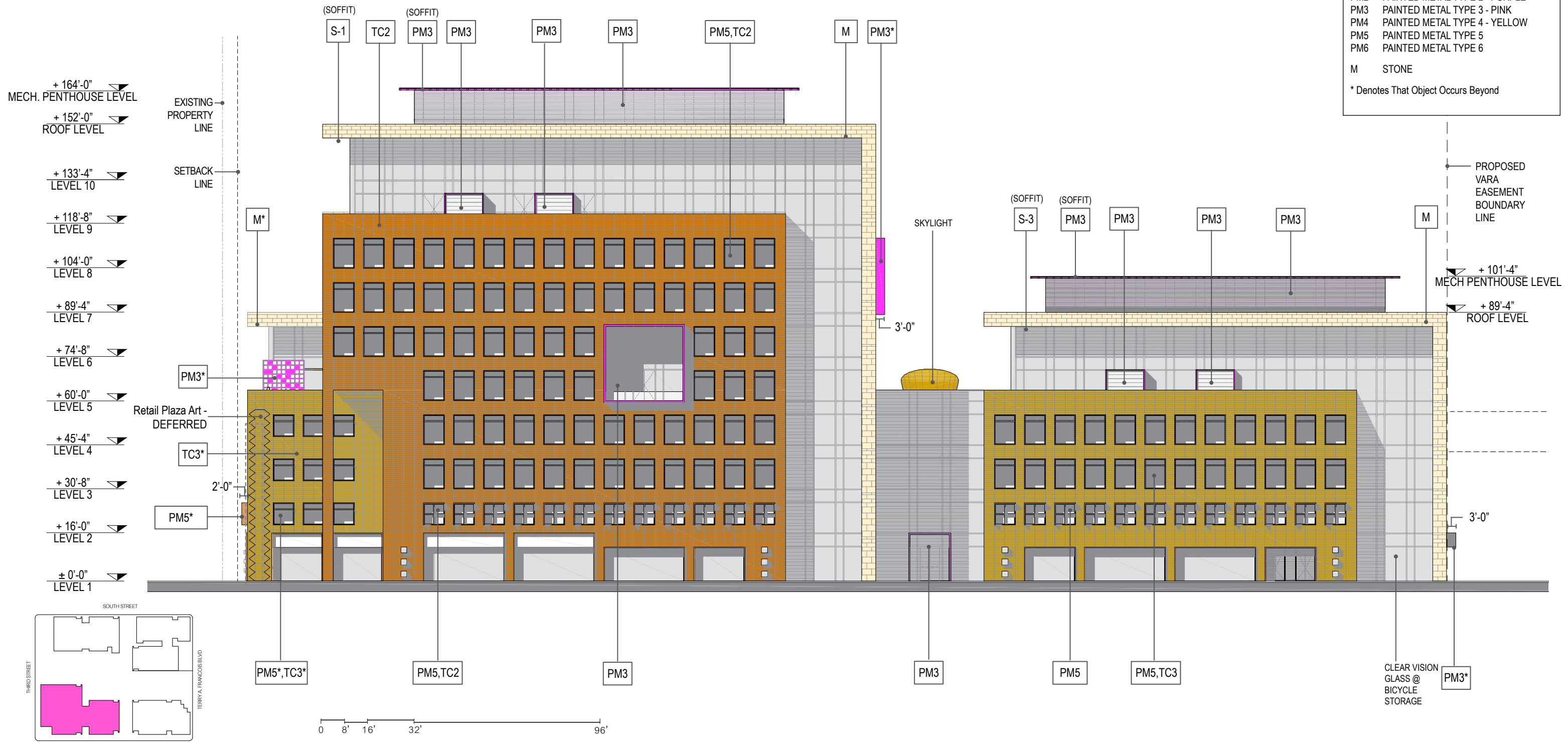
- LEGEND**
- OFFICE/ ANCILLARY USE
 - ATRIUM
 - MECHANICAL
 - RESTAURANT / RETAIL



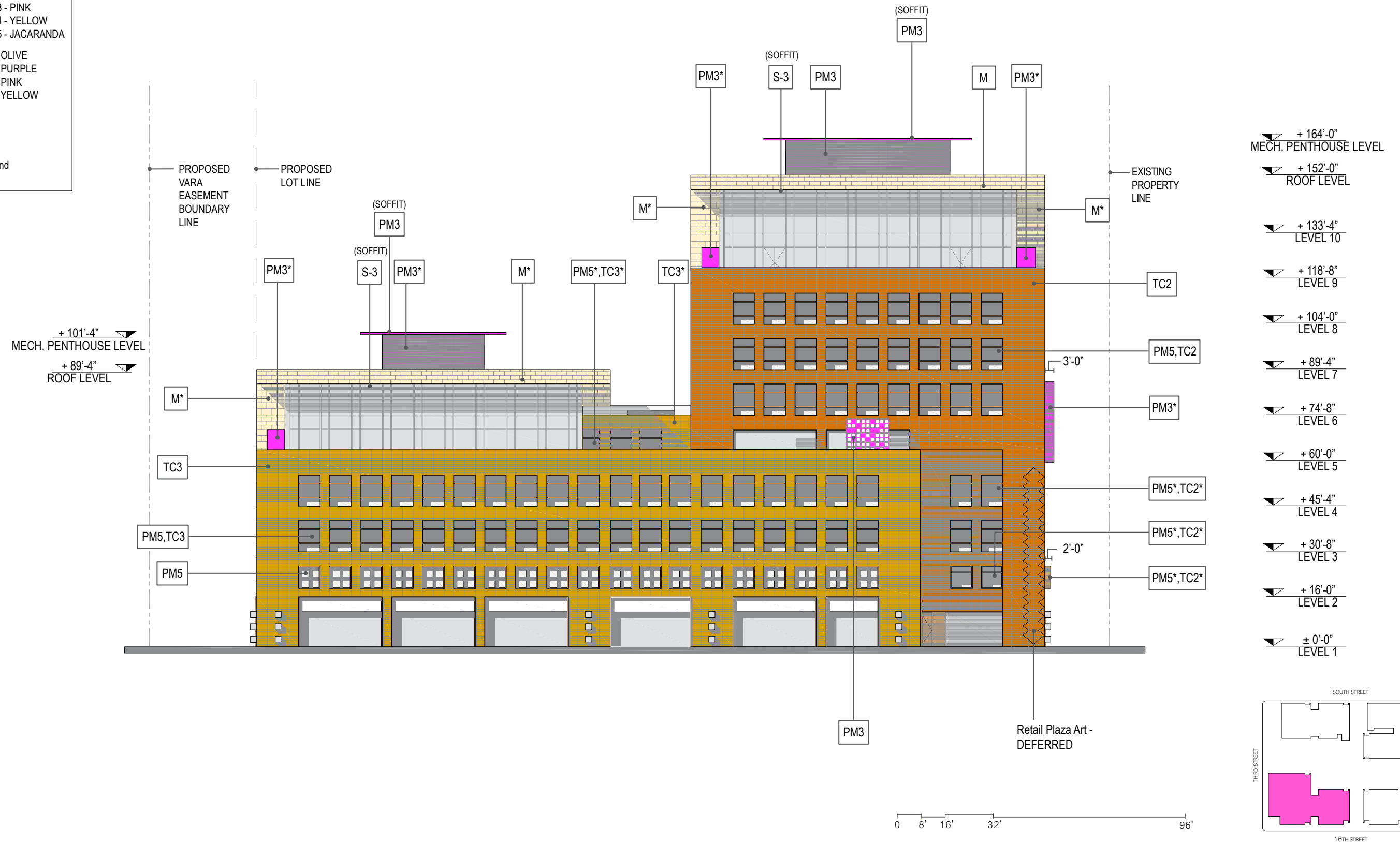
SECTION: BLOCKS 29 +32 - OLIVE & PINK BUILDINGS - NORTH -SOUTH SECTION



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



LEGEND	
MATERIAL TYPES	
TC1	TERRACOTTA TYPE 1 - RED
TC2	TERRACOTTA TYPE 2 - ORANGE
TC3	TERRACOTTA TYPE 3 - YELLOW
S-1	PAINTED STUCCO TYPE 1 - OLIVE
S-2	PAINTED STUCCO TYPE 2 - PURPLE
S-3	PAINTED STUCCO TYPE 3 - PINK
S-4	PAINTED STUCCO TYPE 4 - YELLOW
S-5	PAINTED STUCCO TYPE 5 - JACARANDA
PM1	PAINTED METAL TYPE 1 - OLIVE
PM2	PAINTED METAL TYPE 2 - PURPLE
PM3	PAINTED METAL TYPE 3 - PINK
PM4	PAINTED METAL TYPE 4 - YELLOW
PM5	PAINTED METAL TYPE 5
PM6	PAINTED METAL TYPE 6
M	STONE
* Denotes That Object Occurs Beyond	



MATERIALS & COLOR

The proposed materials for the new Mission Bay Global Headquarters Complex are a rich mix that will help create the image and identity for the new development. The primary exterior materials are a combination of light colored stone and unglazed terracotta panels in a range of closely related hues: red, orange and yellow. Bolder color accents in stucco or glazed tile will add interest and distinct identity to the buildings, each of which is designated by its accent color:

B29- Olive Building

B30- Purple Building

B31- Pink Building

B32- Yellow Building

The basic approach to use of these materials is that the stone forms the major “folded plane” elements that typically appear as an inverted “L” shape sheltering large glazed areas, the terracotta typically appears with punched openings, and the featured colors highlight special elements such as entries, balconies, and accent walls.

The proposed terracotta skin is a new adaptation of a traditional material. Its application uses rain-screen principles and a pressure equalized airspace and insulation directly behind the façade to reject water and improve thermal performance of the wall.

B31 Materials and Colors

Pink Building at Block 31 building is a composition which, viewed from the south or north appears as yellow terracotta for the lower building and orange terracotta for the 10 story tower. Viewed from the Vara, it has a perforated stone folded plane that forms a roof canopy. Curtainwall glazing marks major entrances as well as storefronts for retail and restaurant space at the ground level along Third Street and facing Town Square. The Pink accent color appears in special elements such as the Pavilion, entries, balcony walls, and the underside of the roof.



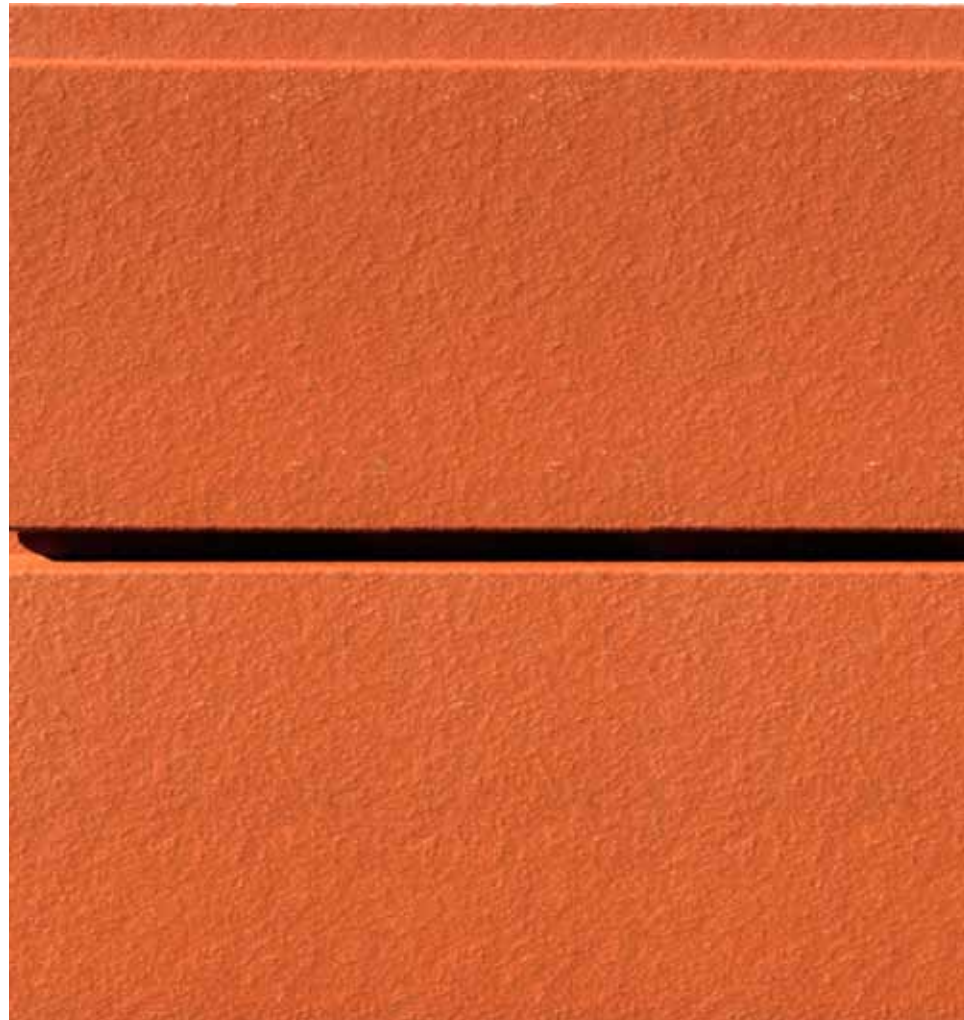
SAMPLE INSTALLATION



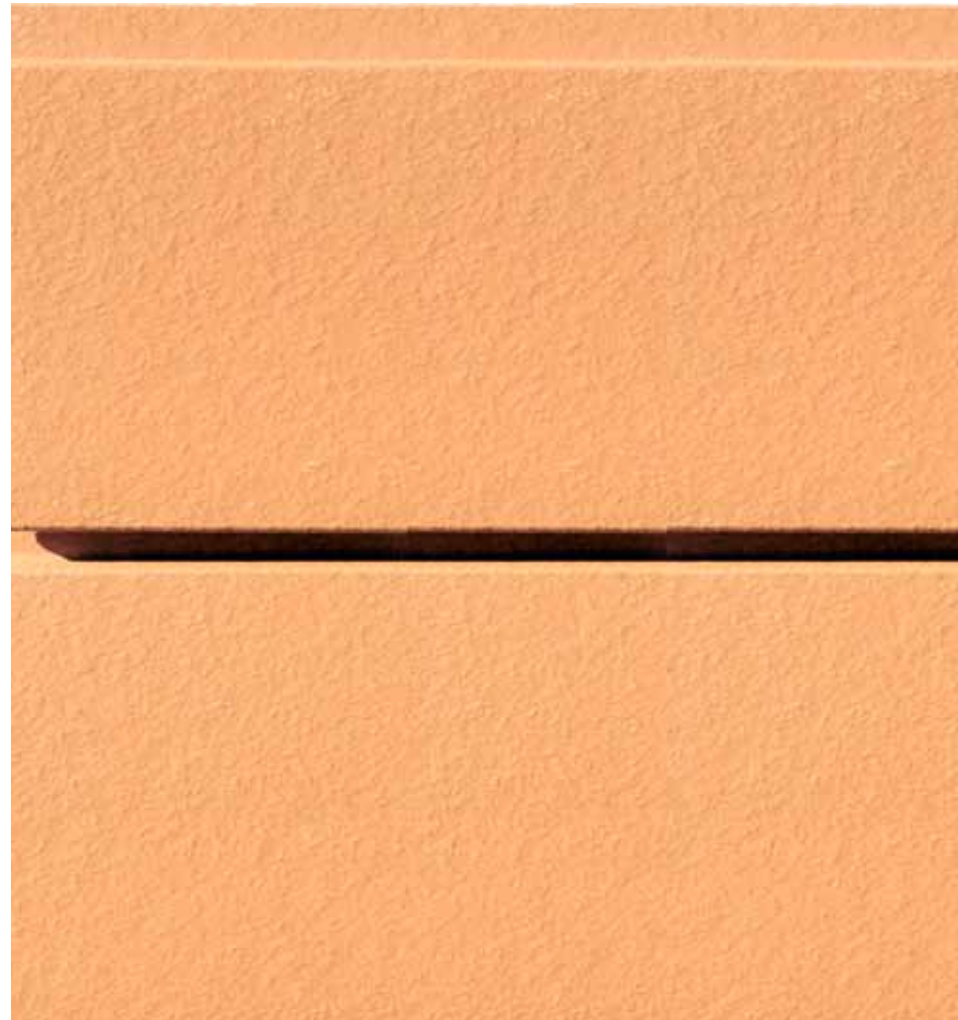
M STONE

NATURAL MATERIAL WHICH MAY VARY IN COLOR AND TONE - REFER TO 'SAMPLE INSTALLATION' ILLUSTRATION.

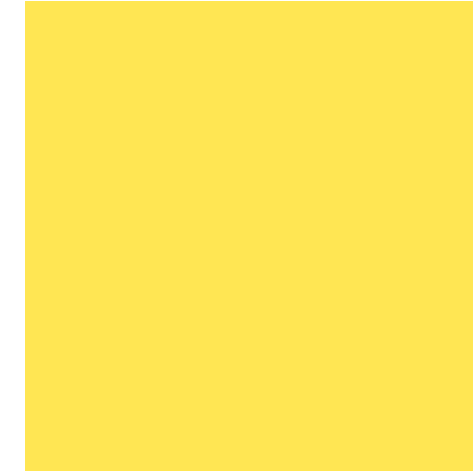
STONE



TC2 TERRACOTTA TYPE 2 - ORANGE



TC3 TERRACOTTA TYPE 3 - YELLOW



S-4 PAINTED STUCCO TYPE 4 - YELLOW



CLEAR GLASS



S-3 PAINTED STUCCO TYPE 3 - PINK



PM3 PAINTED METAL TYPE 3 - PINK



PM5 PAINTED METAL TYPE 5

TERRACOTTA

GLASS, ACCENT MATERIALS AND METAL



PUBLIC ART
DEFERRED

VIEW OF BUILDING 31 - PINK FROM THE CORNER OF 3RD STREET AND 16TH STREET LOOKING NORTH-EAST*
(Illustrations are provided for information only. Scope of work and material designations are to be per building elevations.)
(Retail signage is for illustrative purposes and is a deferred item and all signage will be consistent with Mission Bay South Signage Master Plan)

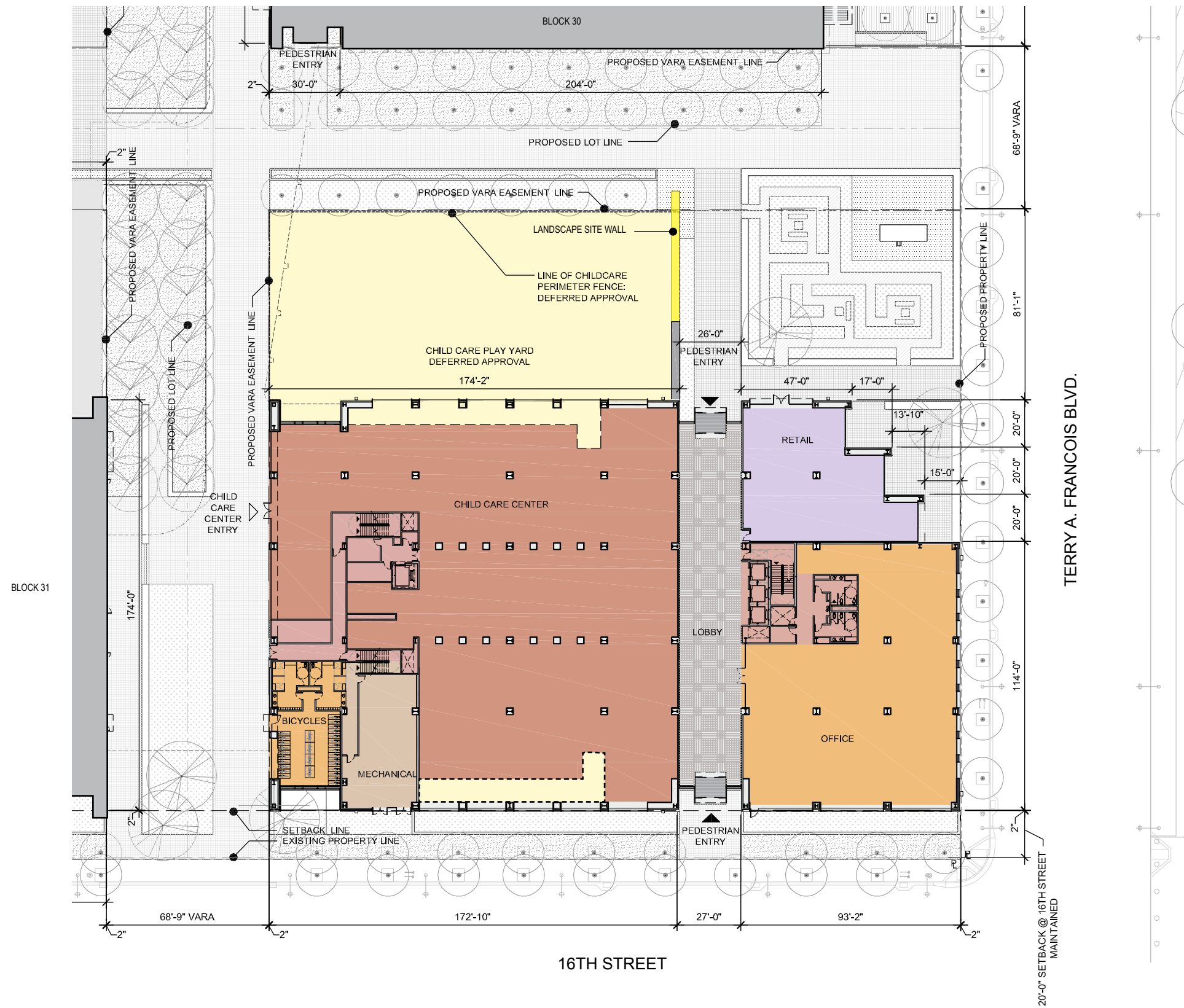
**(All landscape is only illustrative. Specific, landscape details should be referred to in the 'Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape' book)*



B29 PAVILION
DEFERRED

VIEW OF BUILDING 31 - PINK FROM 3RD STREET LOOKING SOUTH-EAST*
(Illustrations are provided for information only. Scope of work and material designations are to be per building elevations.)
(Retail signage is for illustrative purposes and is a deferred item and all signage will be consistent with Mission Bay South Signage Master Plan)

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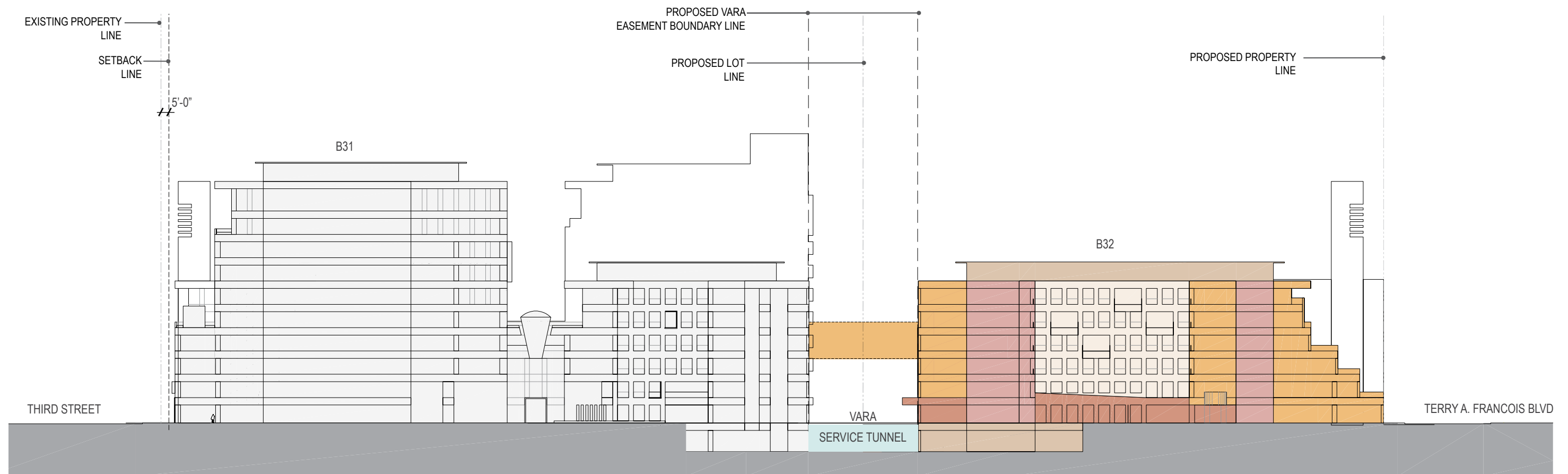
LEGEND

	RESTAURANT / RETAIL
	OFFICE / ANCILLARY USE
	CORE
	MECHANICAL
	CHILDCARE
	CHILDCARE PLAY AREA
	LOBBY

** For additional Site information refer to - 'Combined Basic Concept & Schematic Design Submittal - Mission Bay South Blocks 29-32 Town Square and Site Landscape'

SCALE: 1:50

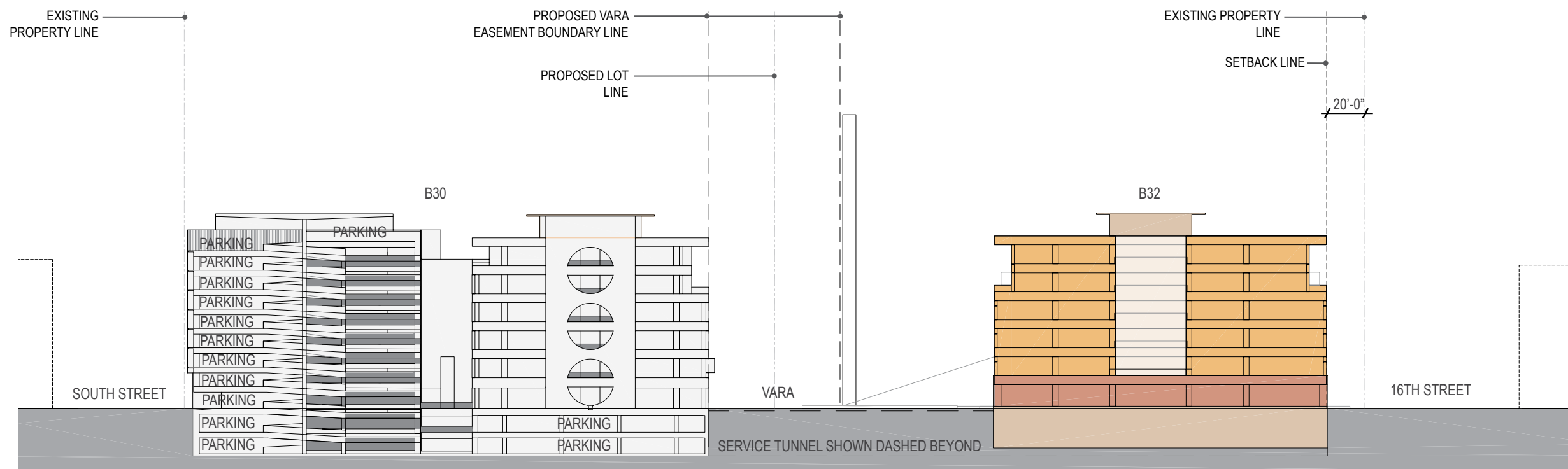
- LEGEND**
- OFFICE/ ANCILLARY USE
 - CORE
 - ATRIUM
 - MECHANICAL
 - CHILDCARE



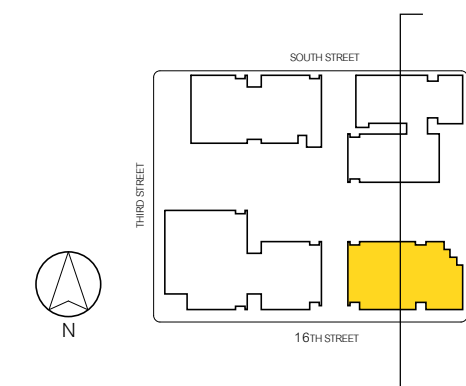
SECTION: BLOCKS 31 + 32- PINK & YELLOW BUILDINGS - EAST-WEST SECTION



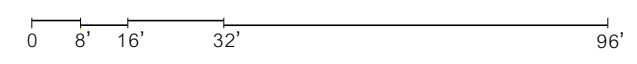
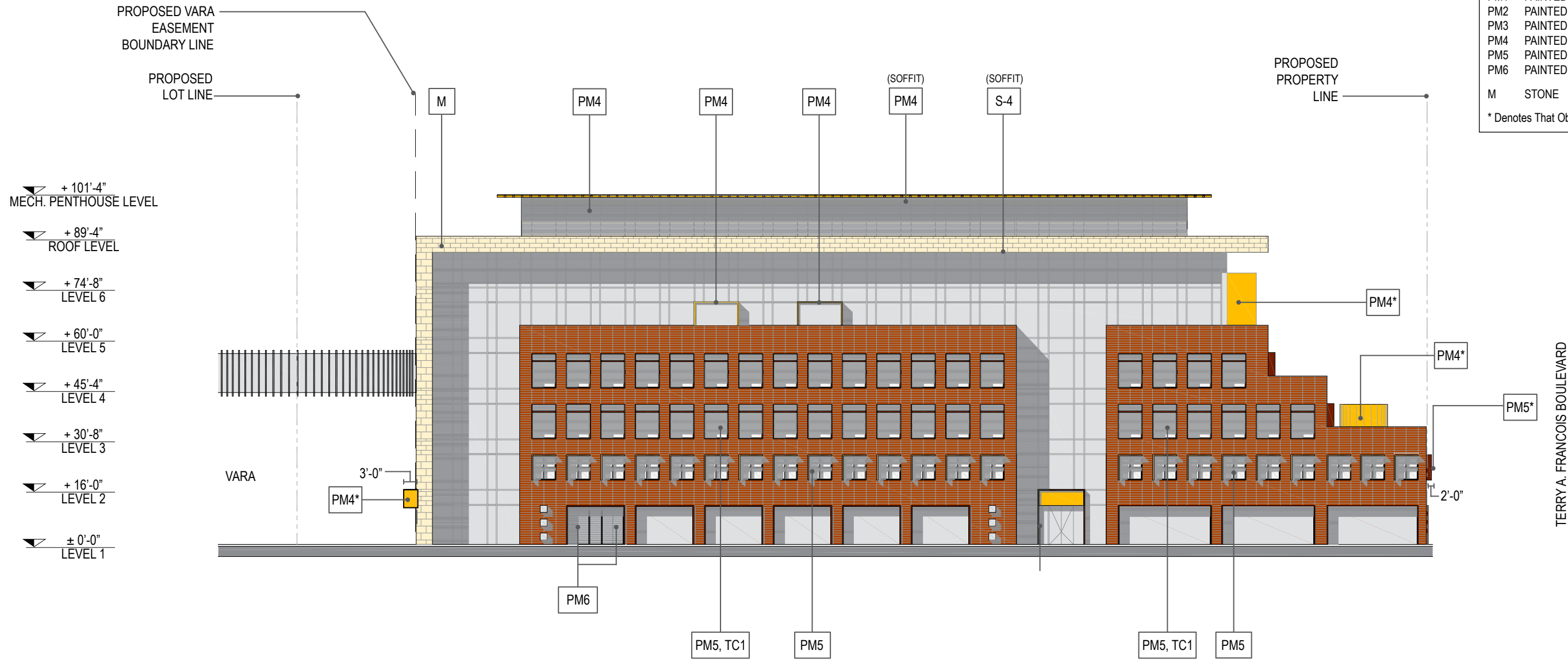
- LEGEND**
- OFFICE / ANCILLARY USE
 - ATRIUM
 - MECHANICAL
 - CHILDCARE



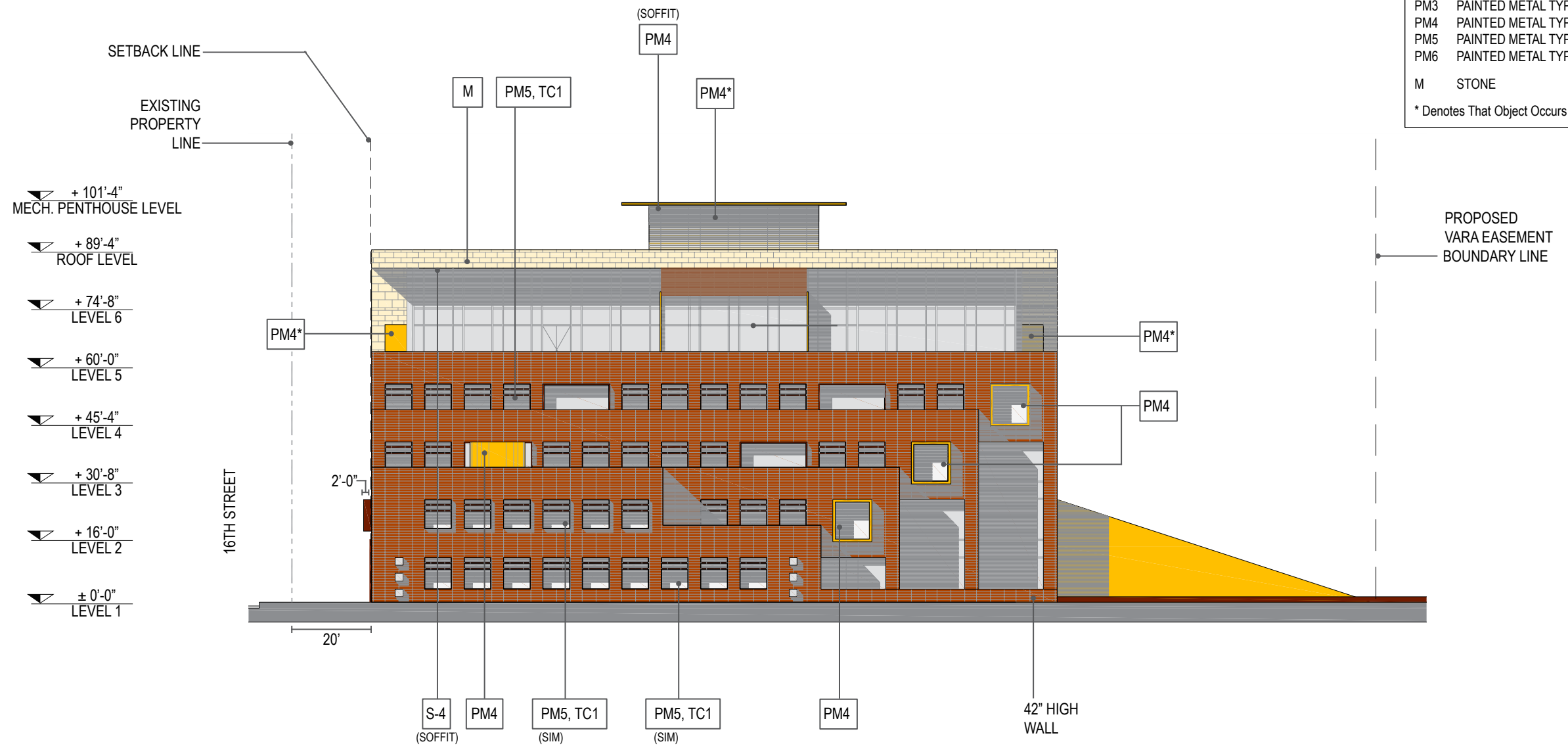
SECTION: BLOCKS 30 + 32- PURPLE & YELLOW BUILDINGS - NORTH-SOUTH SECTION



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
TC4	TERRACOTTA TYPE 4 - GLAZED YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



LEGEND		X
MATERIAL TYPES		
TC1	TERRACOTTA TYPE 1 - RED	
TC2	TERRACOTTA TYPE 2 - ORANGE	
TC3	TERRACOTTA TYPE 3 - YELLOW	
TC4	TERRACOTTA TYPE 4 - GLAZED YELLOW	
S-1	PAINTED STUCCO TYPE 1 - OLIVE	
S-2	PAINTED STUCCO TYPE 2 - PURPLE	
S-3	PAINTED STUCCO TYPE 3 - PINK	
S-4	PAINTED STUCCO TYPE 4 - YELLOW	
S-5	PAINTED STUCCO TYPE 5 - JACARANDA	
PM1	PAINTED METAL TYPE 1 - OLIVE	
PM2	PAINTED METAL TYPE 2 - PURPLE	
PM3	PAINTED METAL TYPE 3 - PINK	
PM4	PAINTED METAL TYPE 4 - YELLOW	
PM5	PAINTED METAL TYPE 5	
PM6	PAINTED METAL TYPE 6	
M	STONE	
* Denotes That Object Occurs Beyond		



MATERIALS & COLOR

The proposed materials for the new Mission Bay Global Headquarters Complex are a rich mix that will help create the image and identity for the new development. The primary exterior materials are a combination of light colored stone and unglazed terracotta panels in a range of closely related hues: red, orange and yellow. Bolder color accents in stucco or glazed tile will add interest and distinct identity to the buildings, each of which is designated by its accent color:

B29- Olive Building

B30- Purple Building

B31- Pink Building

B32- Yellow Building

The basic approach to use of these materials is that the stone forms the major “folded plane” elements that typically appear as an inverted “L” shape sheltering large glazed areas, the terracotta typically appears with punched openings, and the featured colors highlight special elements such as entries, balconies, and accent walls.

The proposed terracotta skin is a new adaptation of a traditional material. Its application uses rain-screen principles and a pressure equalized airspace and insulation directly behind the façade to reject water and improve thermal performance of the wall.

B32 Materials and Colors

Yellow Building Block 32 provides a contrast to the other Town Square buildings, with its darker red terracotta façade terracing down to the waterfront at the east. From the west, it has a perforated stone folded plane which begins at the Vara and forms a roof canopy. Large glazed areas signal the main building entries at north and south. The Yellow accent color appears in special elements such as entries, projecting meeting rooms, and the underside of the roof.



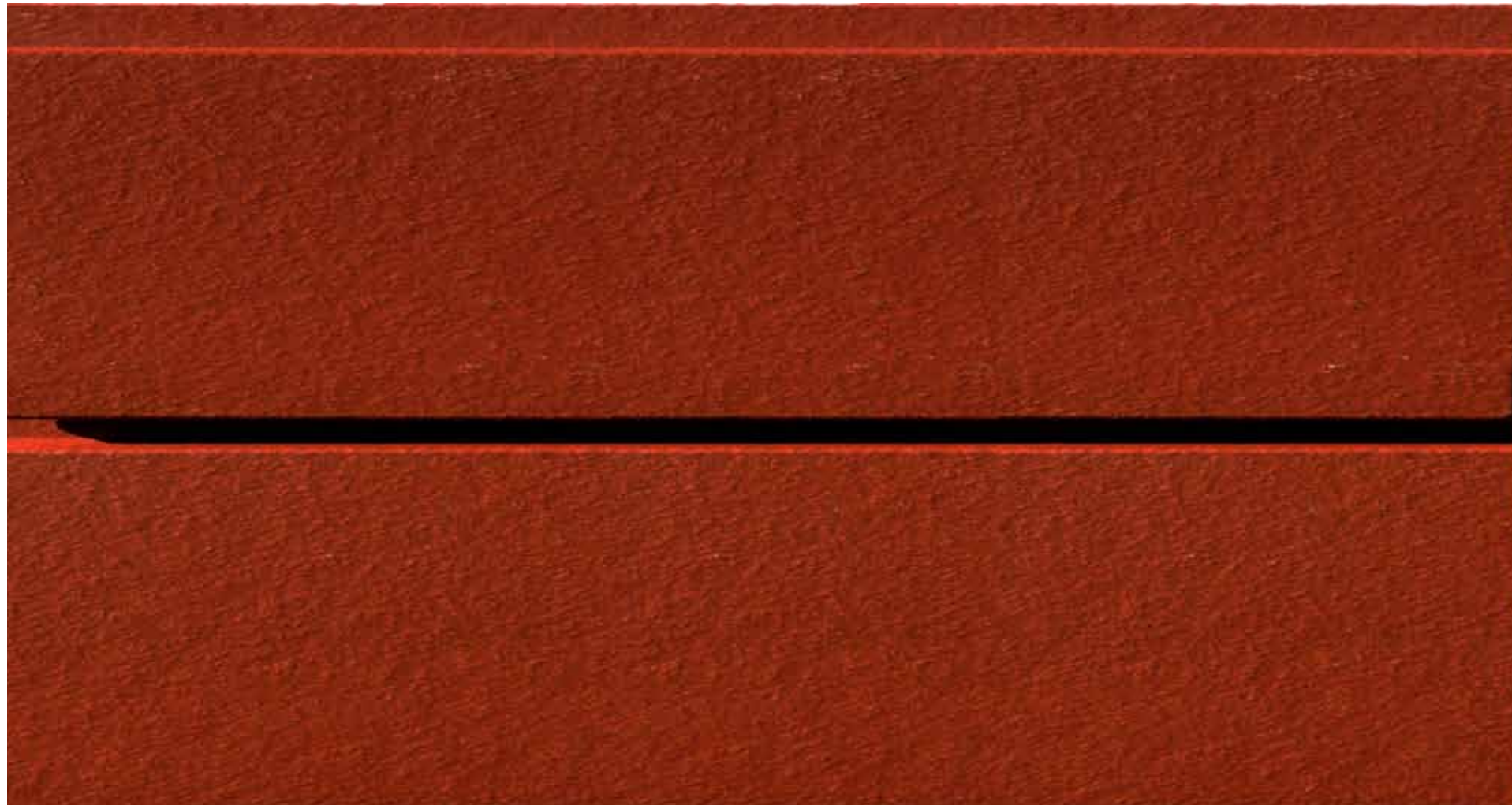
SAMPLE INSTALLATION



M STONE

NATURAL MATERIAL WHICH MAY VARY IN COLOR AND TONE - REFER TO 'SAMPLE INSTALLATION' ILLUSTRATION.

STONE



TC1 TERRACOTTA TYPE 1 - RED

TERRACOTTA



TC4 GLAZED TERRACOTTA TYPE 4 - YELLOW



PM-6 PAINTED METAL TYPE 6 - NATURAL ALUMINUM



PM-4 PAINTED METAL TYPE 4 - YELLOW



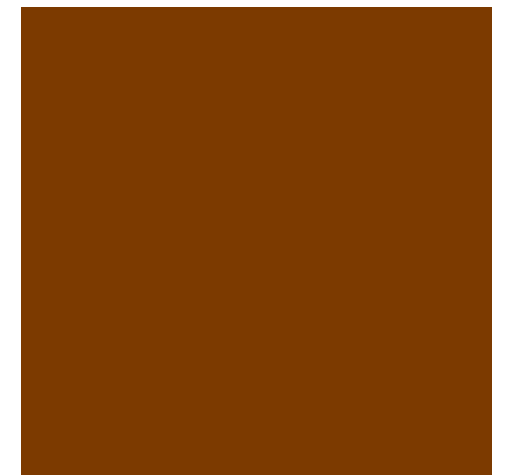
PM-3 PAINTED METAL TYPE 3 - PINK



S-4 PAINTED STUCCO TYPE 4 - YELLOW



CLEAR GLASS



PM-5 PAINTED METAL TYPE 5

GLASS, ACCENT MATERIALS AND METAL



ELEVATED VIEW OF BUILDING 32 - YELLOW FROM THE CORNER OF 16TH AND TERRY FRANCOIS LOOKING NORTH-WEST*
(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation.)

**All landscape is only illustrative. Specific landscape details should be referred to in the Combined Basic Concept & Schematic Design Submittal – Mission Bay South Blocks 29-32 Town Square and Site Landscape book.*



VIEW OF BUILDING 32 - YELLOW FROM TERRY A FRANCOIS BLVD LOOKING SOUTH-WEST*
(Illustrations are provided for information only. Scope of work and material designations are to be per building elevation.)

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